LOT N1/2 OF 17 &
PT OF LOT 16 (S-1)
IN OR 301/502 & PT OR 111/710

PHILLIPS NELVIN L JR/PHILLIPS JAMES R ET AL
54149 LISA DR
CALLAHAN, FL 32011

2023

37-1N-25-296C-0017-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

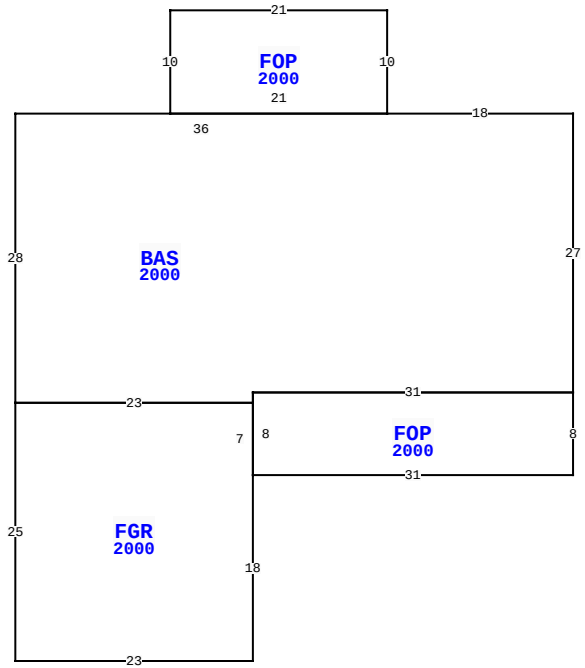
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,481	100	1,481	149,336
FGR	575	55	316	31,864
FOP	210	30	63	6,353
FOP	248	30	74	7,462
TOTALS	2,514		1,934	195,014

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,934	101.6946	120.76	233,550	2000	2000	0	0	0	16.50	83.50

1 SNGL FAM – 0% - 2023 Heated Area: 1481 HX Base Yr



54123 LISA DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	195,014
TOTAL MARKET OB/XF VALUE	6,663
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	246,677
SOH/AGL Deduction	0
ASSESSED VALUE	246,677
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	246,677
TOTAL JUST VALUE	246,677
NCON VALUE	201,677
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	198,262

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2210635	REPAIR/RRF	18,737	11/01/2022
M004220	H/AC	0	02/01/2000
B996583	NEW CONSTR	90,000	11/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2617/1304	2/02/2023	FJ	U	I	11	0
GRANTOR: PHILLIPS LOITA W EST						
GRANTEE: PHILLIPS NELVIN L J						
0301/0502	10/01/1979	WD	Q	V		2,800
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W18 FOP=[YR=2000] N10 W21 S10 E21 $ W36 S28
FGR=[YR=2000] S25 E23 N18 FOP=[YR=2000] E31 N8 W31 S8 $ N7
W23 $ E23 N1 E31 N27 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0812	CONCRETE C	0	0	0	0	1,780.00	SF	4.00	4.00	100	2000	2000	3	80	5,696	
2	0810	CONCRETE A	0	0	31	6	186.00	SF	6.50	6.50	100	2000	2000	3	80	967	

LAND DESCRIPTION

TOTAL OB/XF 6,663

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0		RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 07/25/2018 BY KBX Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS