

**CATO PAMELA MARGARET L/E/
54091 LISA DRIVE
CALLAHAN, FL 32011**

37-1N-25-296C-0018-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 05 AVERAGE 100										0100 01 1,573 103.0200 92.98 146,258 1979 1979 0 0 18.00 82.00										Tax Group: 6 Tax Dist:									
Roof Structure 03 GABLE/HIP 100										1 SINGLE FAM - 100% - 1999 Heated Area: 1152 HX Base Yr 1999										BUILDING MARKET VALUE 145,250									
Roof Cover 03 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 17,034									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 45,000									
Interior Floor 14 CARPET 70																				TOTAL MARKET VALUE 207,284									
Interior Floor 08 SHT VINYL 30																				SOH/AGL Deduction 78,131									
Air Condition 01 NONE 100																				ASSESSED VALUE 129,153									
Heating Type 03 FORCED AIR 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bedrooms 3 100																				BASE TAXABLE VALUE 79,153									
Bathrooms 1.5 100																				TOTAL JUST VALUE 207,284									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 2. 2. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 181,662									
BUD8 Adjustme 06 DIST 1D 100																													
Occupancy 00 NONE 100																													
Quality 03 Quality Level 03																													
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 768 100 768 58,555																													
FEP 336 80 269 20,510																													
FOP 192 30 58 4,422																													
FUS 384 100 384 29,277																													
USP 312 30 94 7,167																													
TOTALS 1,992 1,573 119,932																													
EXTRA FEATURES										54091 LISA DR, CALLAHAN																			
L N OB/XF CODE DESCRIPTION BLD CAP L W UNITS UT Adj R ADJ UNIT PRICE ORG COND YEAR ON YEAR ACTUAL Q % COND OB/XF MKT VALUE NOTES																													
1 0940 SHEDS/PORT 0 100 8 8 64.00 SF 30.00 30.00 100 1989 1989 3 20 384																													
2 0940 SHEDS/PORT 0 100 10 8 80.00 SF 30.00 30.00 100 1989 1989 3 20 480																													
3 0940 SHEDS/PORT 0 100 24 11 264.00 SF 19.50 19.50 100 1990 1990 3 20 1,030																													
4 1242 WD DECK A 0 100 24 8 192.00 SF 10.00 10.00 100 2000 2000 3 20 384																													
5 0861 POOL GUNIT 0 100 24 15 360.00 SF 85.00 85.00 100 2000 2000 3 27 8,262																													
6 0845 KOOL DECK 0 100 0 0 666.00 SF 7.25 7.25 100 2000 2000 3 80 3,863																													
7 0910 SCRNM RM L 0 100 38 27 1,026.00 SF 7.50 7.50 100 2001 2001 3 20 1,539																													
8 0350 CARPORT WD 0 100 20 21 420.00 SF 13.00 13.00 100 2000 2000 3 20 1,092																													
LAND DESCRIPTION										TOTAL OB/XF 17,034																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 100 0005 RM 138.00 362.00 1.00 LT 1.00 1.00 1.00 45,000.00 45,000.00 45,000																													
REVIEW DATE 01/23/2019 BY KB										Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000										PRINTED 08/02/2023 BY SYS									

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