

TRACT 53
IN OR 615 PG 676
LEE STONER SHORES 3 UNR

NICKELL DONNA GAIL LYNCH
54426 LISA DRIVE
CALLAHAN, FL 32011

2023

37-1N-25-296C-0053-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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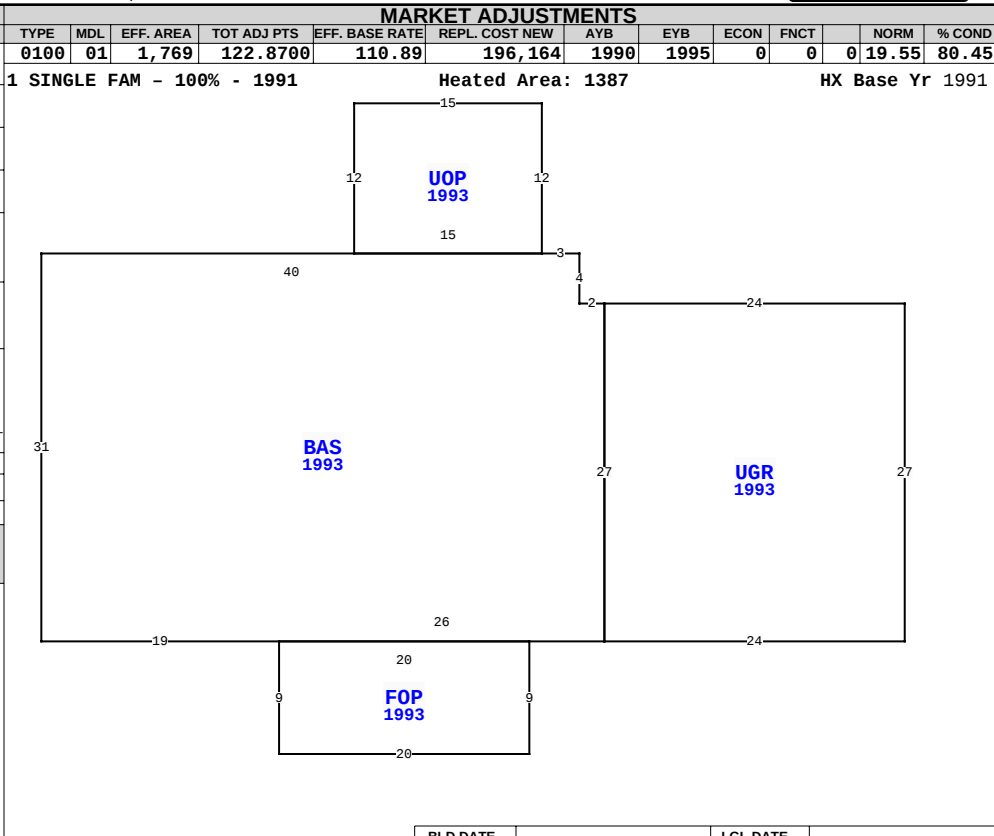
NEIGHBORHOOD/LOC	8026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,387	100	1,387	123,735
FOP	180	30	54	4,817
UGR	648	45	292	26,050
UOP	180	20	36	3,212
TOTALS	2,395		1,769	157,814

EXTRA FEATURES		
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L N	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
2	0810	CONCRETE A	0 100	24	18	432.00	SF	6.50	6.50	100	2002	2002	3	83	2,331	
3	0510	GARAGE WD-	0 100	24	40	960.00	SF	35.00	35.00	100	2012	2012	3	71	23,856	
4	0510	GARAGE WD-	0 100	18	20	360.00	SF	35.00	35.00	100	2003	2003	3	36	4,536	
5	0802	ASPHALT B	0 100	0	0	1,269.00	SF	2.40	2.40	100	2003	2003	3	54	1,645	
6	0810	CONCRETE A	0 100	10	3	30.00	SF	6.50	6.50	100	2012	2012	3	94	183	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	P D
1	000100	C	SFR	100	



54426 LISA DR, CALLAHAN

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

NASSAU COUNTY PROPERTY			PAGE 1 of 2	6
VALUATION SUMMARY			STANDARD	
VALUATION BY				
Tax Group: 6	Tax Dist:			
BUILDING MARKET VALUE				168,752
TOTAL MARKET OB/XF VALUE				32,551
TOTAL LAND VALUE - MARKET				45,000
TOTAL MARKET VALUE				246,303
SOH/AGL Deduction				100,263
ASSESSED VALUE				146,040
TOTAL EXEMPTION VALUE	HX HB			50,000
BASE TAXABLE VALUE				96,040
TOTAL JUST VALUE				246,303
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				209,460

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6002	XFOB	11,399	09/22/1989
5893	NEW CONSTR	43,650	07/26/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0615/0676	12/28/1990	QC	U	I	01	100
GRANTOR: SIRMANS CHRISTINE						
GRANTEE: LYNCH DONNA GAIL						
0550/0009	8/12/1988	WD	Q	I		23,000
GRANTOR: COGAN JAMES F JR						
GRANTEE: SIRMANS CHRISTINE						

BUILDING NOTES		
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BUILDING DIMENSIONS		
UGR=[YR=1993] W24 BAS=[YR=1993] W2 N4 W3 UOP=[YR=1993] N12 W15 S12 E15\$ W40 S31 E19 FOP=[YR=1993] S9 E20 N9 W20\$ E26 N27\$ S27 E24 N27\$.		

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