PT OF LOT 72
IN OR 2276/658
LEE STONER SHORES #3 UNR

COFFELL EDDIE R JR & OLIVIA
54128 LISA DR
CALLAHAN, FL 32011

2023

37-1N-25-296C-0072-0010

BUILDING CHARACTERISTICS

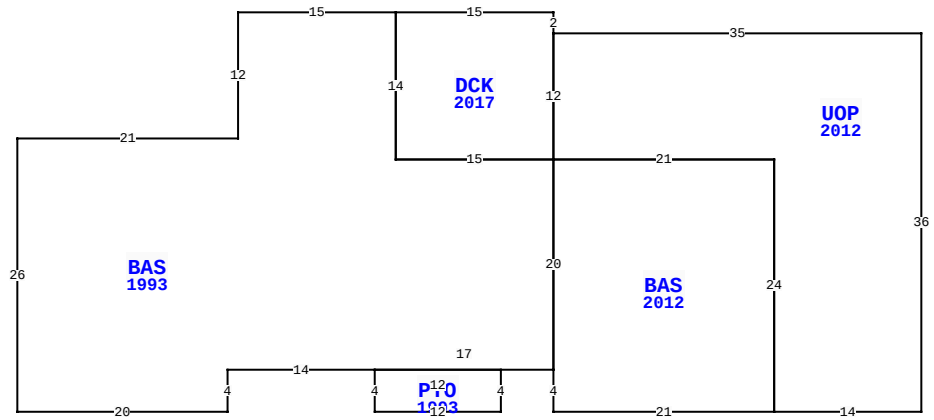
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,352	100	1,352	105,102
BAS	504	100	504	39,180
DCK	210	10	21	1,632
PTO	48	5	2	155
UOP	756	20	151	11,738
TOTALS	2,870		2,030	157,809

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,030	78.4000	93.10	188,993	1940	2000	0	0	0	16.50	83.50

1 SNGL FAM – 100% - 2023 Heated Area: 1856 HX Base Yr 2023



54128 LISA DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		157,809
TOTAL MARKET OB/XF VALUE		8,870
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		211,679
SOH/AGL Deduction		0
ASSESSED VALUE		211,679
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		161,679
TOTAL JUST VALUE		211,679
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		169,866

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2276/0658	5/15/2019	SW	Q	I	01	180,000
GRANTOR: 54128 LISA DR LAND TR						
GRANTEE: COFFELL EDDIE R JR						
2159/0910	11/16/2017	CT	U	I	18	40,100
GRANTOR: CLERK OF COURT						
GRANTEE: 54128 LISA DR LAND						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2012] W35 DCK=[YR=2017] N2 W15 BAS=[YR=1993] W15 S12 W21 S26 E20 N4 E14 PTO=[YR=1993] S4 E12 N4 W12$ E17 BAS=[YR=2012] S4 E21 N24 W21 S20 $ N20 W15 N14$ S14 E15 N12$ S12 E21 S24 E14 N36$.

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
7	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	100	2005	2005	3	44	8,870	

LAND DESCRIPTION

TOTAL OB/XF 8,870

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	100	0005		200.00	133.00	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