PT OF TRACT 72
IN OR 941/366
LEE STONER SHORES #3 UNR

GRAVES BRYAN C
54106 LISA DRIVE
CALLAHAN, FL 32011

2023

37-1N-25-296C-0072-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 90
Exterior Wall	15	CONC BLOCK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

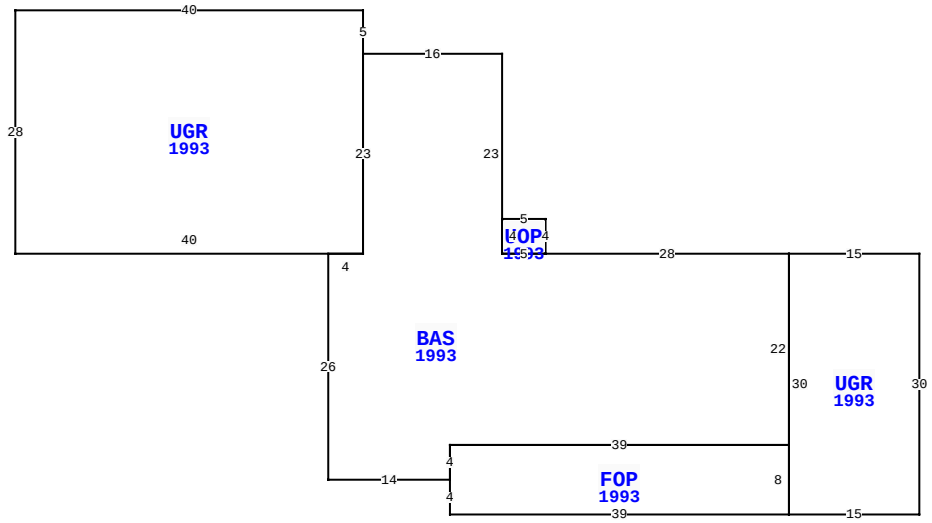
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,590	100	1,590	111,825
FOP	312	30	94	6,611
UGR	450	45	202	14,207
UGR	1,120	45	504	35,447
UOP	20	20	4	282
TOTALS	3,492		2,394	168,372

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,394	105.4480	95.17	227,837	1957	1970	0	0	0	26.10	73.90

1 SINGLE FAM – 0% - 0 Heated Area: 1590 HX Base Yr



54106 LISA DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	168,372
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	213,372
SOH/AGL Deduction	25,909
ASSESSED VALUE	187,463
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	187,463
TOTAL JUST VALUE	213,372
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	185,959

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7845	REMODEL	1,600	12/03/1991
4542	NEW CONSTR	1,000	11/18/1991
7639	ADDITION	25,060	10/25/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0941/0366	7/18/2000	WD	U	I	05	55,000
GRANTOR: HOMECOMINGS FINANCIAL						
GRANTEE: GRAVES BRYAN C						
0926/0319	3/29/2000	CT	U	I	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: HOMECOMINGS FINANCI						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W15 BAS=[YR=1993] W28 UOP=[YR=1993] N4 W5 S4 E5$ W5 N23 W16 UGR=[YR=1993] N5 W40 S28 E40 N23 $ S23 W4 S26 E14 FOP=[YR=1993] S4E39 N8 W39 S4$ N4 E39 N22$ S30E15 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0005	RM	160.00	184.00	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