TRACT 6
IN OR 1804/1028
R378461 & R378462

ALLEN WILLIAM BRYANT/ALLEN KRISTOPHER WILLIAM ET A
54429 LISA DR
CALLAHAN, FL 32011

2024

37-1N-25-296C-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

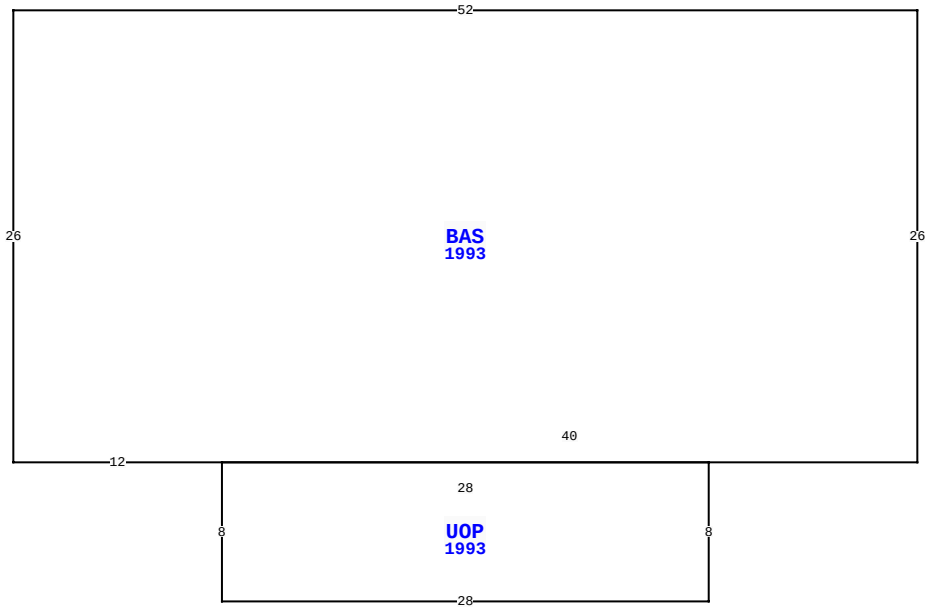
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
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	34,979
UOP	224	25	56	1,449
TOTALS	1,576		1,408	36,428

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,408	123.2000	86.24	121,426	1989	1989	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2007 Heated Area: 1352 HX Base Yr 2007



54429 LISA DR, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		36,428
TOTAL MARKET OB/XF VALUE		1,158
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		82,586
SOH/AGL Deduction		42,626
ASSESSED VALUE		39,960
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		14,960
TOTAL JUST VALUE		82,586
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		77,787

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7895	MH MOVE-ON	29,095	08/03/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1804/1028	7/30/2012	QC	U	I	11	26,000
GRANTOR: KODATT MARLENE ETAL						
GRANTEE: ALLEN WILLIAM BRYAN						
1412/1532	5/17/2006	QC	U	I	06	10,000
GRANTOR: TURNAGE GERALDINE & M						
GRANTEE: TURNAGE GERALDINE E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 S26 E12 UOP=[YR=1993] S8 E28 N8 W28$ E40 N26$.

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	0940	SHEDS/PORT	0	100	24	12	288.00	SF	20.10	20.10	100	1991	1991	3	20	1,158	

LAND DESCRIPTION

TOTAL OB/XF 1,158

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	000102	C	SFR/MH	100	0006	RM	170.00	370.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 06/04/2024 BY TWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS