TRACT 7
IN OR 1472/1106
LEE STONER SHORES 3 UNR

STONE BEN W II & SHERRI D
54397 LISA DRIVE
CALLAHAN, FL 32011

2024

37-1N-25-296C-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

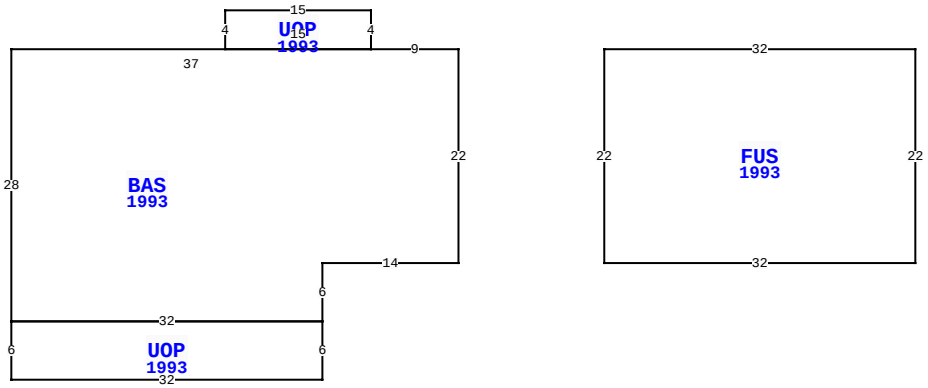
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,204	100	1,204	112,644
FUS	704	100	704	65,865
UOP	60	20	12	1,123
UOP	192	20	38	3,555
TOTALS	2,160		1,958	183,188

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,958	116.5500	110.72	216,790	1987	1992	0	0	0	15.50	84.50

1 SINGLE FAM – 100% - 2009 Heated Area: 1908 HX Base Yr 2009



54397 LISA DR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		197,726
TOTAL MARKET OB/XF VALUE		13,594
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		256,320
SOH/AGL Deduction		101,003
ASSESSED VALUE		155,317
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		105,317
TOTAL JUST VALUE		256,320
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		246,751

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R23-04524	ROOF	13,000	04/06/2023
19003362	GARAGE	29,238	06/01/2019
B24736	XFOB	3,200	05/01/2011
M983127	H/AC	0	05/01/1998
3828	N/A	53,100	01/20/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1472/1106	1/18/2007	WD	Q	I		220,000
GRANTOR: JONES ERNEST L & DEBO						
GRANTEE: STONE BEN W II & SH						
1471/0319	1/11/2007	QC	U	I	07	100
GRANTOR: TURNAGE GERALDINE						
GRANTEE: JONES ERNEST L & DE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 UOP=[YR=1993] N4 W15 S4 E15 $ W37 S28
UOP=[YR=1993] S6 E32 N6 W32 $ E32 N6 E14 N22$ PTR= E15
FUS=[YR=1993] E32 S22 W32 N22 $ W15 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	62	2,170	
2	0940	SHEDS/PORT	0	100	20	9	180.00	SF	19.50	19.50	100	1995	1995	3	20	702	
3	0351	CARPORT MT	0	100	18	20	360.00	SF	10.00	10.00	100	2006	2006	3	27	972	
4	0811	CONCRETE B	0	100	0	0	2,038.00	SF	5.20	5.20	100	2011	2011	3	92	9,750	

LAND DESCRIPTION

TOTAL OB/XF 13,594

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		RM	0.00	0.00	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

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2024

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

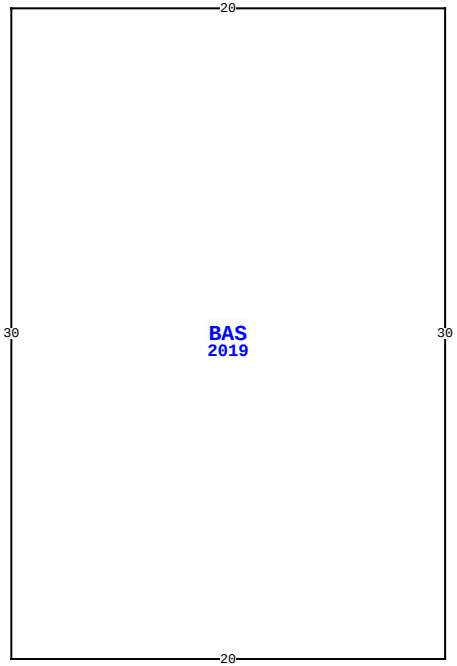
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	600	14,538
TOTALS	600		600	14,538

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	600	72.1050	25.24	15,144	2019	2019	0	0	0	4.00	96.00

2 GARAGE RES – 100% - 2009 Heated Area: 600 HX Base Yr 2009



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GRANTEE: JONES ERNEST L & DE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W20 S30 E20 N30$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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