TRACT 11
IN OR 2202/259
LEE STONER SHORES 3 UNR

HAWKS MARK
54255 LISA DR
CALLAHAN, FL 32011

2024

37-1N-25-296C-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

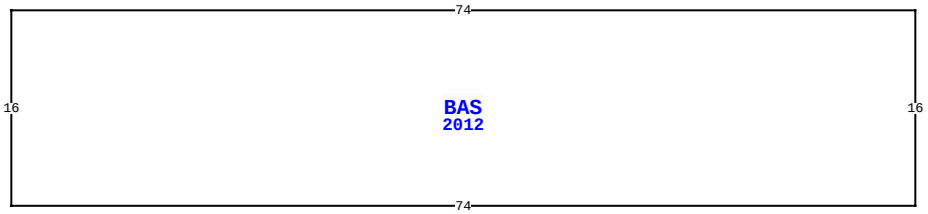
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,184	100	1,184	40,635
TOTALS	1,184		1,184	40,635

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,184	114.4000	85.80	101,587	1997	1997	0	0	0	60.00	40.00

1 M/H 94+ – 100% - 2021 Heated Area: 1184 HX Base Yr 2021



54255 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		40,635
TOTAL MARKET OB/XF VALUE		2,294
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		87,929
SOH/AGL Deduction		16,319
ASSESSED VALUE		71,610
TOTAL EXEMPTION VALUE	HX HB	46,610
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		87,929
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		87,204

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU5437	CO ISSUED	0	12/06/2012
MH125437	MH MOVE-ON	0	10/01/2012
P1216147	NEW CONSTR	0	10/01/2012
M1217631	H/AC	0	10/01/2012
E1225460	ELEC OTHER	0	10/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2202/0259	5/31/2018	WD	Q	I	01	58,000
GRANTOR: LINDSEY APRIL NKA APR						
GRANTEE: HAWKS MARK						
2061/0571	7/25/2016	QC	U	I	11	100
GRANTOR: PRICE TERESA						
GRANTEE: LINDSEY APRIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W74 S16 E74 N16$.

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	1242	WD DECK A	0	100	8	16	128.00	SF	10.00	10.00	100	2003	2003	3	21	269	
2	0751	UOP	0	100	10	25	250.00	SF	10.00	10.00	100	2016	2016	3	81	2,025	

LAND DESCRIPTION

TOTAL OB/XF 2,294

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	150.00	350.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 02/27/2024 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS