

TRACT 13
IN OR 2620/911
LEE STONER SHORES 3 UNR

THOMPSON DERICK VAN
54223 LISA DRIVE
CALLAHAN, FL 32011

2024

37-1N-25-296C-0013-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
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
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

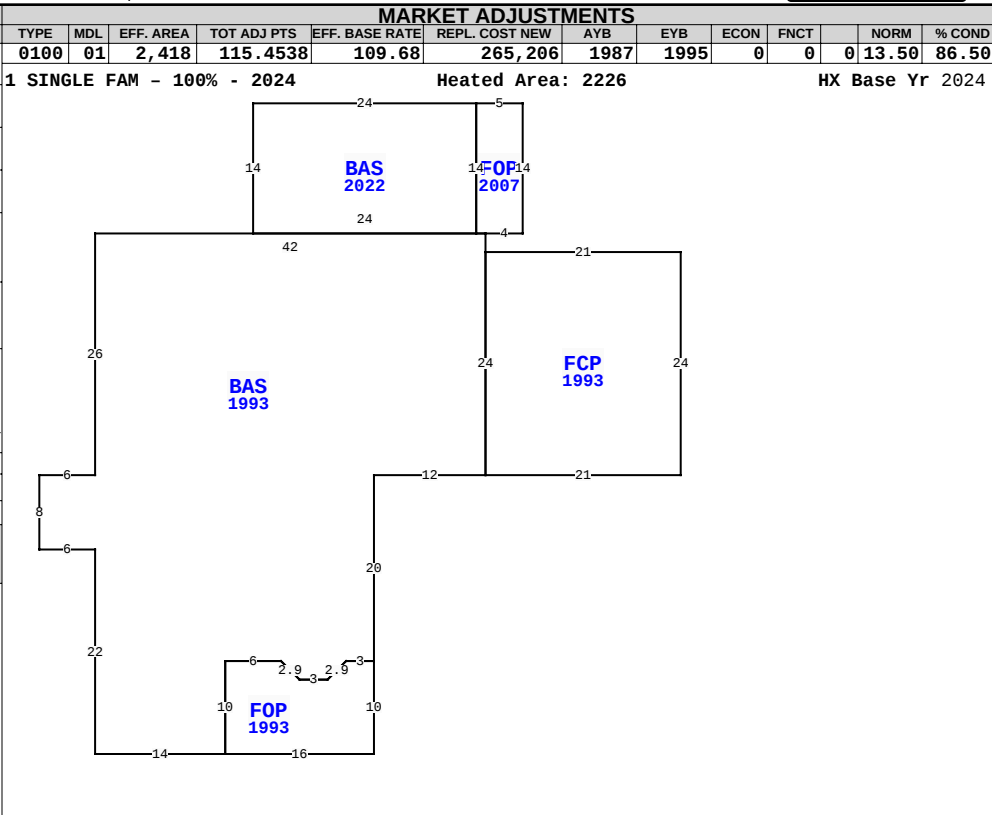
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,890	100	1,890	179,310
BAS	336	100	336	31,877
FCP	504	25	126	11,954
FOP	150	30	45	4,270
FOP	70	30	21	1,992
TOTALS	2,950		2,418	229,403

EXTRA FEATURES				
L N	OB/XF CODE	DESCRIPTION	BLD CAP	NOTES

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1	0511	GARAGE CB-	0 100	
2	0500	FP-PRE FAB	0 100	
3	0845	KOOL DECK	0 100	
4	0525	GAZEBO	0 100	
5	1242	WD DECK A	0 100	
6	0812	CONCRETE C	0 100	
7	1242	WD DECK A	0 100	
8	0820	WOOD WALK	0 100	
9	0940	SHEDS/PORT	0 100	
10	0940	SHEDS/PORT	0 100	

LAND DESCRIPTION				
L N	USE CODE	CLS	LAND USE DESCRIPTION	NOTES
1	000100	C	SFR	



54223 LISA DR, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF															22,437
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE
1	000100	C	SFR	100		RM	150.00	380.00	1.00	LT		1.00	1.00	1.00	45,000.00

NASSAU COUNTY PROPERTY				PAGE 1 of 2	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		229,403	
TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE		297,526	
SOH/AGL Deduction		ASSESSED VALUE		297,526	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE		TOTAL JUST VALUE		247,526	
NCON VALUE		INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE				299,187	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2620/0911	2/17/2023	WD	Q	I	01
GRANTOR: HUTTO LAURA R & EDWAR					SALE PRICE
GRANTEE: THOMPSON DERICK VAN					315,000
2006/1336	9/29/2015	WD	Q	I	01
GRANTOR: HODGES VANIS & SARAH					159,000
GRANTEE: HUTTO LAURA R & EDW					

BUILDING NOTES				

BUILDING DIMENSIONS				
FCP=[YR=1993] W21 BAS=[YR=1993] N2 FOP=[YR=2007] E4 N14 W5				
BAS=[YR=2022] W24 S14 E24 N14\$ S14 E1\$ W42 S26 W6 S8 E6 S22				
E14 FOP=[YR=1993] E16 N10 W3 D2 L2 W3 U2 L2 W6 S10\$ N10				
E6 D2 R2 E3 U2 R2 E3 N20 E12 N24\$ S24 E21 N24\$.				

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