LOT N1/2 OF 17 &
PT OF LOT 16 (S-1)
IN OR 301/502 & PT OR 111/710

RANGE ASHLYN/CLIFTON WYATT
54123 LISA DR
CALLAHAN, FL 32011

2024

37-1N-25-296C-0017-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

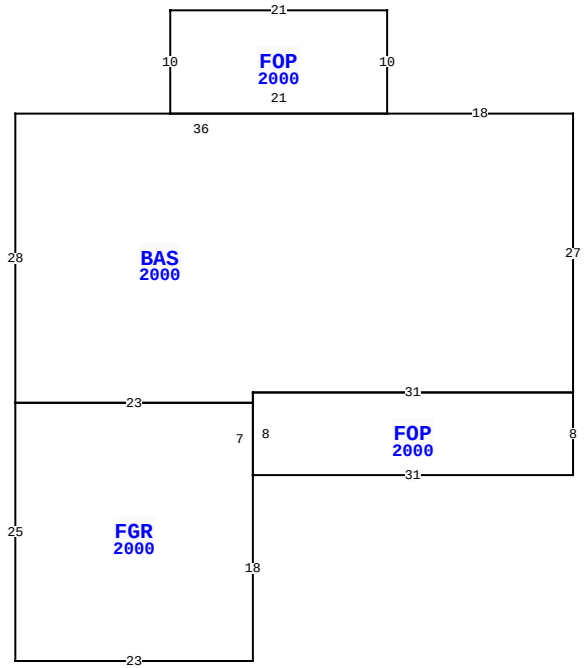
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,481	100	1,481	174,601
FGR	575	55	316	37,255
FOP	210	30	63	7,428
FOP	248	30	74	8,724
TOTALS	2,514		1,934	228,007

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,934	113.9740	142.47	275,537	2000	2000	0	0	0	17.25	82.75

1 SNGL FAM – 100% - 2024 Heated Area: 1481 HX Base Yr 2024



54123 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		228,007
TOTAL MARKET OB/XF VALUE		6,580
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		279,587
SOH/AGL Deduction		11,463
ASSESSED VALUE		268,124
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		218,124
TOTAL JUST VALUE		279,587
NCON VALUE		24,566
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		246,677

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2210635	REPAIR/RRF	18,737	11/01/2022
M004220	H/AC	0	02/01/2000
B996583	NEW CONSTR	90,000	11/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2685/1598	7/28/2023	WD	U	I	11	100
GRANTOR: PHILLIPS NELVIN L JR						
GRANTEE: RANGE ASHLYN						
2658/314	7/27/2023	WD	Q	I	01	345,000
GRANTOR: PHILLIPS NELVIN L JR						
GRANTEE: RANGE ASHLYN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W18 FOP=[YR=2000] N10 W21 S10 E21 $ W36 S28
FGR=[YR=2000] S25 E23 N18 FOP=[YR=2000] E31 N8 W31 S8 $ N7
W23 $ E23 N1 E31 N27 $.

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	0812	CONCRETE C	0	100	0	0	1,780.00	SF	4.00	4.00	100	2000	2000	3	79	5,625	
2	0810	CONCRETE A	0	100	31	6	186.00	SF	6.50	6.50	100	2000	2000	3	79	955	

LAND DESCRIPTION

TOTAL OB/XF 6,580

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS