

**CATO PAMELA MARGARET L/E/
54091 LISA DRIVE
CALLAHAN, FL 32011**

37-1N-25-296C-0018-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 05 AVERAGE 100										0100 01 1,573 103.0200 97.87 153,950 1979 1979 0 0 18.25 81.75										Tax Group: 6 Tax Dist:									
Roof Structur 03 GABLE/HIP 100										1 SINGLE FAM - 100% - 1999 Heated Area: 1152 HX Base Yr 1999										BUILDING MARKET VALUE 150,908									
Roof Cover 05 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 16,374									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 45,000									
Interior Floo 14 CARPET 70																				TOTAL MARKET VALUE 212,282									
Interior Floo 08 SHT VINYL 30																				SOH/AGL Deduction 79,254									
Air Condition 01 NONE 100																				ASSESSED VALUE 133,028									
Heating Type 03 FORCED AIR 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bedrooms 3 100																				BASE TAXABLE VALUE 83,028									
Bathrooms 1.5 100																				TOTAL JUST VALUE 212,282									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 2. 2. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 207,284									
BUD8 Adjustme 06 DIST 1D 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 768 100 768 61,447																													
FEP 336 80 269 21,522																													
FOP 192 30 58 4,640																													
FUS 384 100 384 30,723																													
USP 312 30 94 7,521																													
TOTALS 1,992 1,573 125,854																													
EXTRA FEATURES										54091 LISA DR, CALLAHAN																			
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																													
1 0940 SHEDS/PORT 0 100 8 8 64.00 SF 30.00 30.00 100 1989 1989 3 20 384																													
2 0940 SHEDS/PORT 0 100 10 8 80.00 SF 30.00 30.00 100 1989 1989 3 20 480																													
3 0940 SHEDS/PORT 0 100 24 11 264.00 SF 19.50 19.50 100 1990 1990 3 20 1,030																													
4 1242 WD DECK A 0 100 24 8 192.00 SF 10.00 10.00 100 2000 2000 3 20 384																													
5 0861 POOL GUNIT 0 100 24 15 360.00 SF 85.00 85.00 100 2000 2000 3 25 7,650																													
6 0845 KOOL DECK 0 100 0 0 666.00 SF 7.25 7.25 100 2000 2000 3 79 3,815																													
7 0910 SCRNM L 0 100 38 27 1,026.00 SF 7.50 7.50 100 2001 2001 3 20 1,539																													
8 0350 CARPORT WD 0 100 20 21 420.00 SF 13.00 13.00 100 2000 2000 3 20 1,092																													
LAND DESCRIPTION										TOTAL OB/XF 16,374																			
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																													
1 000100 C SFR 100 0005 RM 138.00 362.00 1.00 LT 1.00 1.00 1.00 45,000.00 45,000.00 45,000																													
REVIEW DATE 01/23/2019 BY KB										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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