

TRACT 20  
R 107545 & R 107546  
OR 378/200 & 520/1276

KIRKLAND WILLIAM III & TAMILLA  
54035 LISA DRIVE  
CALLAHAN, FL 32011

2024

37-1N-25-296C-0020-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	01	MINIMUM	100
Roof Structur	01	FLAT	100
Roof Cover	01	MINIMUM	100
Interior Wall	04	PLYWOOD	100
Interior Floor	14	CARPET	100
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
Quality	02	Quality Level	02
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
BAS	1,368	100	1,368
UOP	80	25	20
			SUBAREA MARKET VALUE
			18,099
			265
TOTALS	1,448		1,388
			18,363

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
0820	02	1,388	63.0000	44.10	61,211	1974	1980	0	0	70.00	30.00												
1 M/H 93- - 100% - 0 Heated Area: 1368 HX Base Yr																							
<table border="1"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td></td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>												BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE	
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			18,363
TOTAL MARKET OB/XF VALUE			1,344
TOTAL LAND VALUE - MARKET			45,000
TOTAL MARKET VALUE			64,707
SOH/AGL Deduction			35,662
ASSESSED VALUE			29,045
TOTAL EXEMPTION VALUE	HX HB	25,000	
BASE TAXABLE VALUE			4,045
TOTAL JUST VALUE			64,707
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			63,425

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0520/1274	6/25/1987	QC	U	I		10,800
GRANTOR: HUFFMAN JACK & LEILA						
GRANTEE: FLA NATL BANK						
0309/0644	2/01/1980	WD	Q	I		20,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W57 S24 E27 UOP=[YR=1993] S8 E10 N8 W10\$ E30 N24\$.	

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
1	0940	SHEDS/PORT	0	100	12	14			21.00	100	1985	1985	3	20	706	
2	0810	CONCRETE A	0	100	9	20			6.50	100	1988	1988	3	54.5	638	
TOTALS																
54035 LISA DR, CALLAHAN																

LAND DESCRIPTION															TOTAL OB/XF									
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	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000102	C	SFR/MH	100	0005	RM	150.00	321.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							