

TRACT 52
IN OR 2539/1605
LEE STONER SHORES #3 UNR

PROVENCHER BRANDON & ALEXANDRA
54466 LISA DR
CALLAHAN, FL 32011

2024

37-1N-25-296C-0052-0000



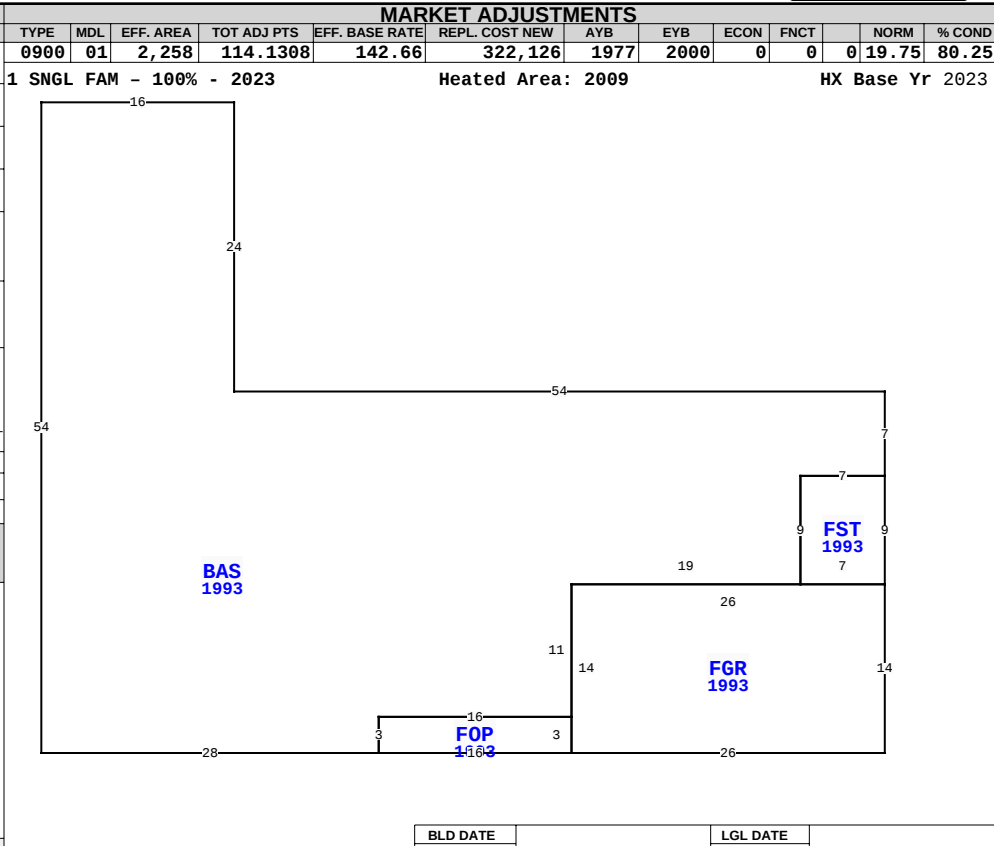
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
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	2,009	100	2,009	230,000
FGR	364	55	200	22,897
FOP	48	30	14	1,603
FST	63	55	35	4,007
TOTALS	2,484		2,258	258,506

TOTALS		2,484	TOTALS		2,258	TOTALS		258,566
EXTRA FEATURES								
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W		
1	0861	POOL GUNIT	0	100	0	0		
2	0812	CONCRETE C	0	100	165	12		
3	0351	CARPORT MT	0	100	20	20		
4	0525	GAZEBO	0	100	0	0		
5	0501	FP-AVERAGE	1	100	0	0		
6	0845	KOOL DECK	1	100	0	0		
7	0476	VF 6 SBPL	1	100	0	0		

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	F D
1	000100	C	SFR	100	



54466 LISA DR, CALLAHAN	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					258,506				
TOTAL MARKET OB/XF VALUE					18,614				
TOTAL LAND VALUE - MARKET					45,000				
TOTAL MARKET VALUE					322,120				
SOH/AGL Deduction					803				
ASSESSED VALUE					321,317				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					271,317				
TOTAL JUST VALUE					322,120				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					311,958				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21014136	REPAIR/RRF	24,456	10/14/2021

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2539/1605	2/15/2022	WD	Q	I	01	343,000			
GRANTOR: COGAN JAMES F JR L/E									
GRANTEE: PROVENCHER BRANDON									
2243/0100	11/28/2018	LE	U	I	11	100			
GRANTOR: COGAN JAMES F JR									
GRANTEE: COGAN ROBERT JAMES									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W54 N24 W16 S54 E28 FOP=[YR=1993] E16									
FGR=[YR=1993] E26 N14 W26 S14\$ N3 W16S3\$ N3 E16 N11 E19									
FST=[YR=1993] E7 N9 W7S9\$ N9 E7 N7\$.									