TRACT 71
IN OR 2440/290
2009/SCTB/DWMH

KLEIN GEORGE/BARNHART ROBIN A
54046 LISA DR
CALLAHAN, FL 32011

2024

37-1N-25-296C-0071-0000

BUILDING CHARACTERISTICS

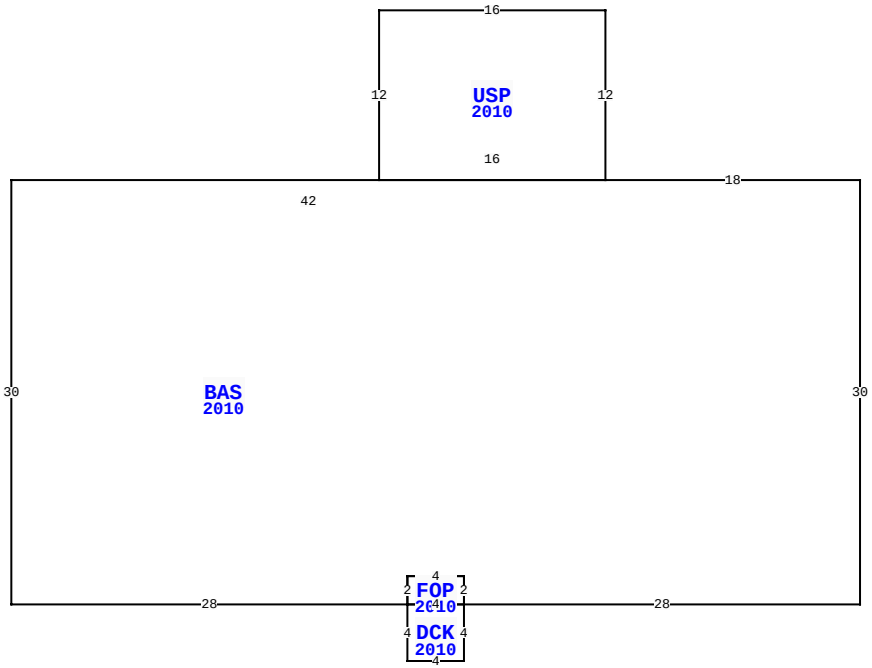
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	05	Quality Level 05
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	SUBAREA MARKET VALUE
BAS	1,792	100	1,792	172,457
DCK	16	15	2	192
FOP	8	30	2	192
USP	192	50	96	9,239
TOTALS	2,008		1,892	182,080

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,892	150.9600	113.22	214,212	2009	2016	0	0	0	15.00	85.00

1 M/H 94+ – 100% - 2022 Heated Area: 1792 HX Base Yr 2022



54046 LISA DR, CALLAHAN

BLD DATE	06/03/2008	JW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		182,080
TOTAL MARKET OB/XF VALUE		28,234
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		255,314
SOH/AGL Deduction		50,553
ASSESSED VALUE		204,761
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		154,761
TOTAL JUST VALUE		255,314
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		254,386

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23592	XFOB	3,598	05/01/2010
C5267	CO ISSUED	0	04/19/2010
MH5267	MH MOVE-ON	0	04/01/2010
E22550	ELEC OTHER	0	04/01/2010
P14229	OTHER	0	04/01/2010
MH982268	MH MOVE-ON	0	06/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2440/0290	3/05/2021	WD	Q	I	02	225,000
GRANTOR: BELZ JUDITH A						
GRANTEE: KLEIN GEORGE & ROBI						
2440/0288	2/03/2021	WD	U	I	11	100
GRANTOR: PADGETT DELORIS M N/K						
GRANTEE: BELZ JUDITH A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W18 USP=[YR=2010] N12 W16 S12 E16$ W42 S30 E28 DCK=[YR=2010] S4 E4 N4 FOP=[YR=2010] N2 W4 S2 E4$ W4$ N2 E4 S2 E28 N30$.

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	0861	POOL GUNIT	0	100	36	16	576.00	SF	85.00	85.00	100	1983	1983	3	20	9,792	
2	0680	POLE SHED	0	100	30	30	900.00	SF	10.00	10.00	100	1990	1990	3	20	1,800	
3	0811	CONCRETE B	0	100	0	0	718.00	SF	5.20	5.20	100	1983	1983	3	41	1,531	
4	0845	KOOL DECK	0	100	0	0	780.00	SF	7.25	7.25	100	1983	1983	3	41	2,319	
5	0511	GARAGE CB-	0	100	30	26	780.00	SF	40.00	40.00	100	1983	1983	3	41	12,792	

LAND DESCRIPTION

TOTAL OB/XF 28,234

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	000102	C	SFR/MH	100	0005	RM	200.00	362.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 04/20/2020 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS