PT OF LOT 72
IN OR 2276/658
LEE STONER SHORES #3 UNR

COFFELL EDDIE R JR & OLIVIA
54128 LISA DR
CALLAHAN, FL 32011

**2024**

**37-1N-25-296C-0072-0010**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

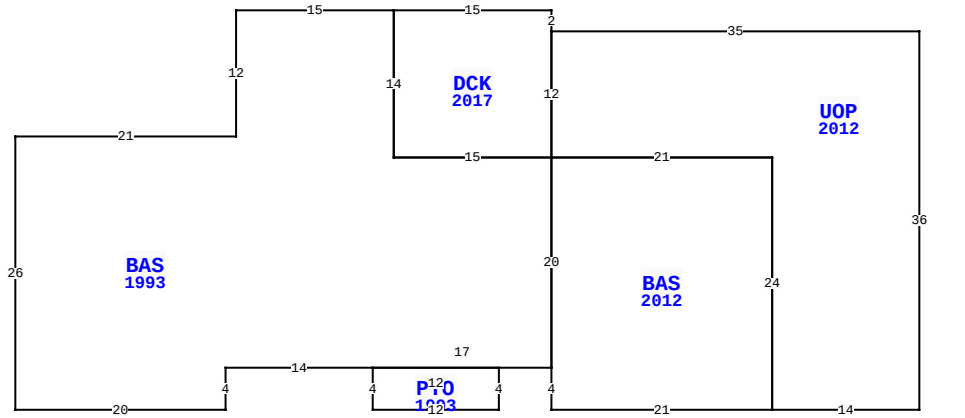
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 04 | SINGLE SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 50 |
| Interior Wall | 05 | DRYWALL 50 |
| Interior Floo | 09 | PINE WOOD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| 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 | 1,352 | 100 | 1,352 | 109,640 |
| BAS | 504 | 100 | 504 | 40,872 |
| DCK | 210 | 10 | 21 | 1,703 |
| PTO | 48 | 5 | 2 | 162 |
| UOP | 756 | 20 | 151 | 12,245 |
| TOTALS | 2,870 | | 2,030 | 164,623 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,030 | 78.4000 | 98.00 | 198,940 | 1940 | 2000 | 0 | 0 | 0 | 17.25 | 82.75 |

1 SNGL FAM – 100% - 2023 Heated Area: 1856 HX Base Yr 2023




54128 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 | | 164,623 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 45,000 |
| TOTAL MARKET VALUE | | 209,623 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 209,623 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 159,623 |
| TOTAL JUST VALUE | | 209,623 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 211,679 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2276/0658 | 5/15/2019 | SW | Q | I | 01 | 180,000 |
| GRANTOR: 54128 LISA DR LAND TR | | | | | | |
| GRANTEE: COFFELL EDDIE R JR | | | | | | |
| 2159/0910 | 11/16/2017 | CT | U | I | 18 | 40,100 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: 54128 LISA DR LAND | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UOP=[YR=2012] W35 DCK=[YR=2017] N2 W15 BAS=[YR=1993] W15 S12 W21 S26 E20 N4 E14 PTO=[YR=1993] S4 E12 N4 W12$ E17 BAS=[YR=2012] S4 E21 N24 W21 S20 $ N20 W15 N14$ S14 E15 N12$ S12 E21 S24 E14 N36$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 200.00 | 133.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 45,000.00 | 45,000.00 | 45,000 | | | | | | | |

REVIEW DATE 02/27/2024 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS