PT SW1/4 OF NW1/4
IN OR 2690/697

DERINGER JASON M
1125 LISA DERINGER PL
CALLAHAN, FL 32011

2025

19-2N-25-0000-0028-0110

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

1125 LISA DERINGER PL, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	19,800
TOTAL LAND VALUE - MARKET	81,450
TOTAL MARKET VALUE	101,250
SOH/AGL Deduction	10,565
ASSESSED VALUE	90,685
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	90,685
TOTAL JUST VALUE	101,250
NCON VALUE	7,800
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,350

2019 D/W MH (26X72) FLTHLCT2885L3594(A/B) - 2023 S

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18011450	CO ISSUED	0	11/15/2018
18010325	MH MOVE-ON	0	10/12/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2690/697	12/26/2023	QC	U	I	11	100
GRANTOR: DERINGER CHARLES L/E						
GRANTEE: DERINGER JASON M						
2678/870	11/08/2023	LE	U	I	11	100
GRANTOR: DERINGER CHARLES L						
GRANTEE: DERINGER JASON M						

BUILDING NOTES

BUILDING DIMENSIONS

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	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2018	2018	3	100	6,000	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2018	2018	3	100	6,000	
3	0351	CARPORT MT	0	0	30	26	780.00	SF	10.00	10.00	100	2025	2024		100	7,800	

LAND DESCRIPTION

TOTAL OB/XF 19,800

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	000100	C	RES	0		OR	0.00	0.00	1.81	AC		1.00	1.00	1.00	45,000.00	45,000.00	81,450							

REVIEW DATE 07/21/2023 BY KW Total Acres: 1.81 Total Land Value: 81,450 Market: 0 Agricultural: 0 Common: 81,450 PRINTED 07/30/2025 BY SYS