PT SW1/4 OF NW1/4
IN OR 2268/1675

DERINGER CHANCE N
1114 LISA DERINGER PLACE
CALLAHAN, FL 32011

2025

19-2N-25-0000-0028-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
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
Quality	04	Quality Level 04

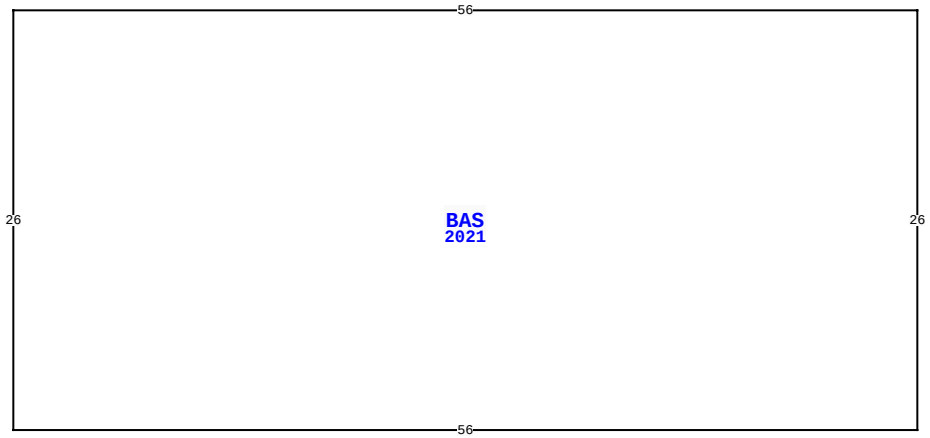
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	2021	1,456	147,622
TOTALS	1,456			1,456	147,622

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,456	128.2600	109.02	158,733	2019	2019	0	0	0	7.00	93.00

1 M/H 94+ – 100% - 2023 Heated Area: 1456 HX Base Yr 2023



1114 LISA DERINGER PL, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		174,411
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		71,550
TOTAL MARKET VALUE		245,961
SOH/AGL Deduction		26,515
ASSESSED VALUE		219,446
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		168,724
TOTAL JUST VALUE		245,961
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		214,054

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2210327	GARAGE	79,776	12/01/2022
19005353	CO ISSUED	0	07/05/2019
19005353	MH MOVE-ON	0	06/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2268/1675	4/08/2019	QC	U	V	11	100

GRANTOR: DERINGER LISA D
GRANTEE: DERINGER CHANCE N

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W56 S26 E56 N26$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	100		OR	0.00	0.00	1.59	AC		1.00	1.00	1.00	45,000.00	45,000.00	71,550							

REVIEW DATE 07/21/2023 BY KW Total Acres: 1.59 Total Land Value: 71,550 Market: 0 Agricultural: 0 Common: 71,550 PRINTED 07/30/2025 BY SYS

PT SW1/4 OF NW1/4
IN OR 2268/1675

DERINGER CHANCE N
1114 LISA DERINGER PLACE
CALLAHAN, FL 32011

2025

19-2N-25-0000-0028-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

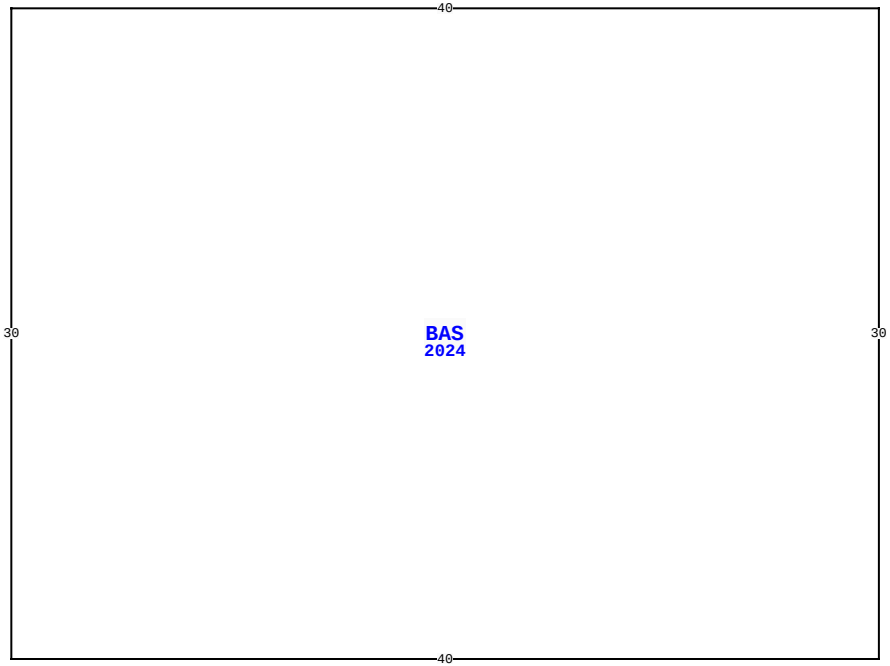
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2024	1,200	26,789
TOTALS	1,200			1,200	26,789

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	60.9500	22.55	27,060	2023	2023	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2024 Heated Area: 1200 HX Base Yr 2023



1114 LISA DERINGER PL, CALLAHAN

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

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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTOR: DERINGER LISA D
GRANTEE: DERINGER CHANCE N

BUILDING NOTES

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

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E40 S30 W40 N30 $
.

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

REVIEW DATE 07/21/2023 BY KW Total Acres: 1.59 Total Land Value: 71,550 Market: 0 Agricultural: 0 Common: 71,550 PRINTED 07/30/2025 BY SYS