TRACT 31
IN OR 2216/1988(EX ESMT IN OR 2082/1609)

LIZARDI LUIS ANGEL A & DAISY J
10960 BEACH BLVD LOT 614
JACKSONVILLE, FL 32246

2025

37-1N-25-296C-0031-0000

BUILDING CHARACTERISTICS

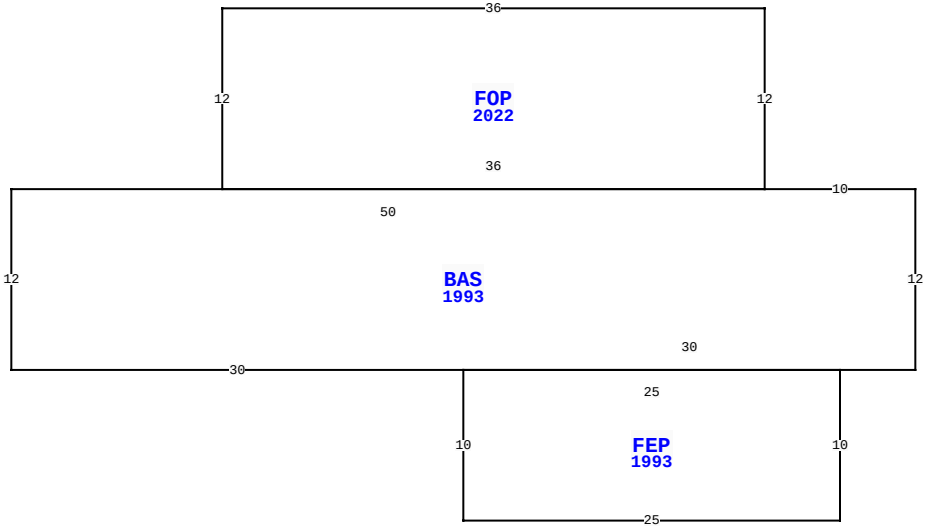
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	1993	720	26,176
FEP	250	85	1993	212	7,707
FOP	432	30	2022	130	4,726
TOTALS	1,402			1,062	38,609

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,062	108.2000	86.56	91,927	1969	1999	0	0	0	58.00	42.00

1 M/H 93- – 0% - 0 Heated Area: 932 HX Base Yr



54220 CATHERINE AVE, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/31/2025 MLU
INC DATE		AG DATE	

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	0510	GARAGE WD-	0	0	17	17	289.00	SF	28.00	28.00	100	1980	1980	3	20	1,618	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	38,609
TOTAL MARKET OB/XF VALUE	1,618
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	90,227
SOH/AGL Deduction	18,970
ASSESSED VALUE	71,257
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	71,257
TOTAL JUST VALUE	90,227
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	82,010

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5877	REPAIR/RRF	1,025	07/17/1989
5860	REPAIR/RRF	1,127	07/10/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2216/1988	7/27/2018	WD	Q	I	01	43,000
GRANTOR: BOATRIGHT QUINCY A &						
GRANTEE: LIZARDI LUIS ANGEL						
0939/1398	7/10/2000	WD	Q	I		30,000
GRANTOR: YOUNG THOMAS A & CATH						
GRANTEE: BOATRIGHT QUINCY &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 FOP=[YR=2022] N12 W36 S12 E36$ W50 S12 E30
FEP=[YR=1993] S10 E25 N10 W25 $ E30 N12 $.

LAND DESCRIPTION

TOTAL OB/XF 1,618

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		RM	150.00	307.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 01/14/2021 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS