TRACT 51
IN OR 678 PG 890
R672227 & R672228

WHITAKER STEVEN L & KIMBERLY L
54528 LISA DR
CALLAHAN, FL 32011

2025

37-1N-25-296C-0051-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	03	Quality Level 03

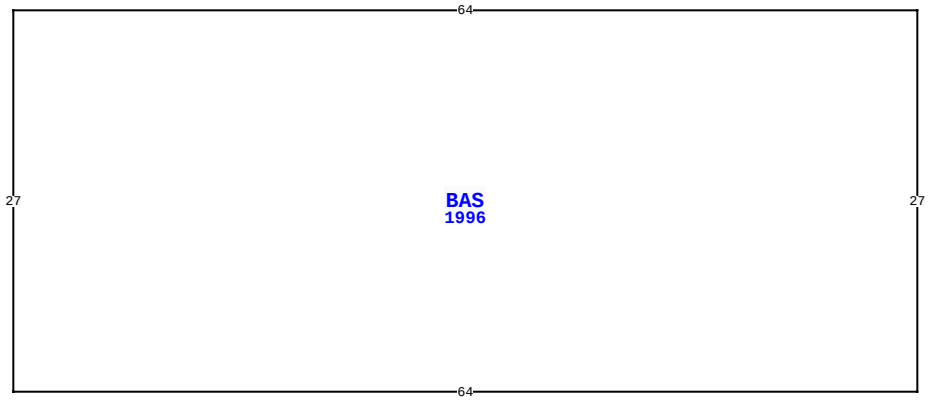
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100	1996	1,728	54,463
TOTALS	1,728			1,728	54,463

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,728	123.6000	105.06	181,544	1996	1996	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 0 Heated Area: 1728 HX Base Yr 1994



54528 LISA DR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		54,463
TOTAL MARKET OB/XF VALUE		8,967
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		113,430
SOH/AGL Deduction		40,903
ASSESSED VALUE		72,527
TOTAL EXEMPTION VALUE	HX HB	47,527
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		113,430
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		110,102

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0678/0890	4/07/1993	WD	Q	V		15,000
GRANTOR: WHITAKER LLOYD & D T						
GRANTEE: WHITAKER STEVEN & K						
0203/0537	1/01/1975	WD	Q	V		6,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W64 S27 E64 N27$.

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	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	1988	1988	3	20	128	
2	0940	SHEDS/PORT	0	100	12	16	192.00	SF	20.10	20.10	100	1975	1975	3	20	772	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	77	2,695	
4	1242	WD DECK A	0	100	0	0	326.00	SF	10.00	10.00	100	1996	1996	3	20	652	
5	0350	CARPORT WD	0	100	20	20	400.00	SF	13.00	13.00	100	2000	2000	3	20	1,040	
6	0940	SHEDS/PORT	0	100	16	18	288.00	SF	30.00	30.00	100	2000	2000	3	20	1,728	
7	1242	WD DECK A	0	100	0	0	976.00	SF	10.00	10.00	100	2000	2000	3	20	1,952	

LAND DESCRIPTION

TOTAL OB/XF 8,967

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	0006	RM	150.00	262.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 02/27/2024 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS