TRACT 53
IN OR 615 PG 676
ESMT IN OR 2405-1354

NICKELL DONNA GAIL LYNCH
54426 LISA DRIVE
CALLAHAN, FL 32011

2025

37-1N-25-296C-0053-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

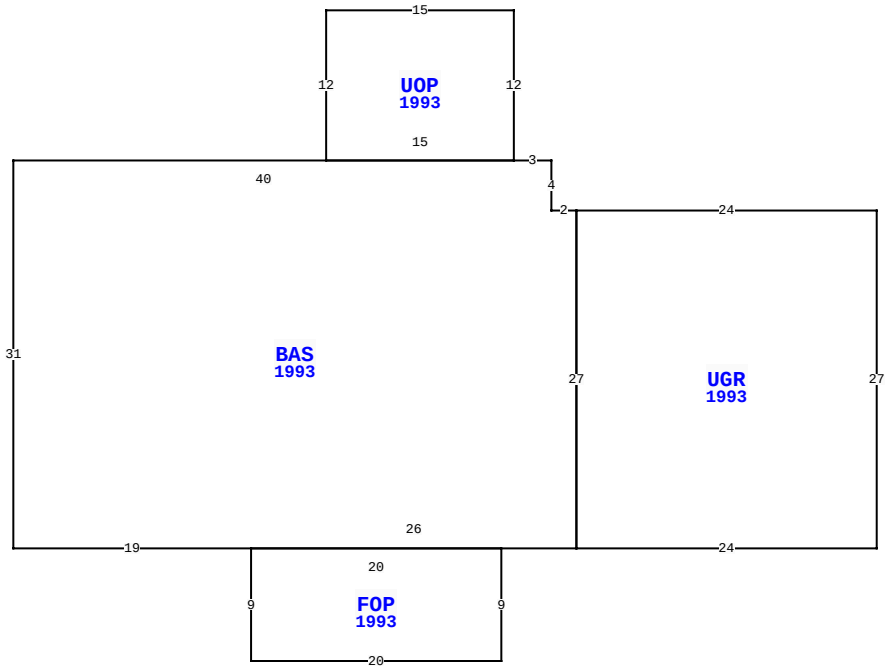
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
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	1,387	100	1993	1,387	134,633
FOP	180	30	1993	54	5,242
UGR	648	45	1993	292	28,344
UOP	180	20	1993	36	3,494
TOTALS	2,395			1,769	171,712

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,769	122.8700	122.87	217,357	1990	1995	0	0	0	21.00	79.00

1 SINGLE FAM – 100% - 1991 Heated Area: 1387 HX Base Yr 1991



54426 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		198,474
TOTAL MARKET OB/XF VALUE		41,232
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		289,706
SOH/AGL Deduction		121,787
ASSESSED VALUE		167,919
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		117,197
TOTAL JUST VALUE		289,706
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,891

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6002	XFOB	11,399	09/22/1989
5893	NEW CONSTR	43,650	07/26/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0615/0676	12/28/1990	QC	Q	I	01	100
GRANTOR: SIRMANS CHRISTINE						
GRANTEE: LYNCH DONNA GAIL						
0550/0009	8/12/1988	WD	Q	I		23,000
GRANTOR: COGAN JAMES F JR						
GRANTEE: SIRMANS CHRISTINE						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W24 BAS=[YR=1993] W2 N4 W3 UOP=[YR=1993] N12 W15 S12 E15$ W40 S31 E19 FOP=[YR=1993] S9 E20 N9 W20$ E26 N27$ S27 E24 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	0810	CONCRETE A	0	100	24	18	432.00	SF	6.50	6.50	100	2002	2002	3	80	2,246	
2	0510	GARAGE WD-	0	100	24	40	960.00	SF	35.00	35.00	100	2012	2012	3	64	21,504	
3	0510	GARAGE WD-	0	100	18	20	360.00	SF	35.00	35.00	100	2003	2003	3	30	3,780	
4	0802	ASPHALT B	0	100	0	0	1,269.00	SF	2.40	2.40	100	2003	2003	3	50	1,523	
5	0810	CONCRETE A	0	100	10	3	30.00	SF	6.50	6.50	100	2012	2012	3	92	179	
6	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		100	6,000	
7	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 41,232

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		RM	158.00	385.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 11/20/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS

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Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

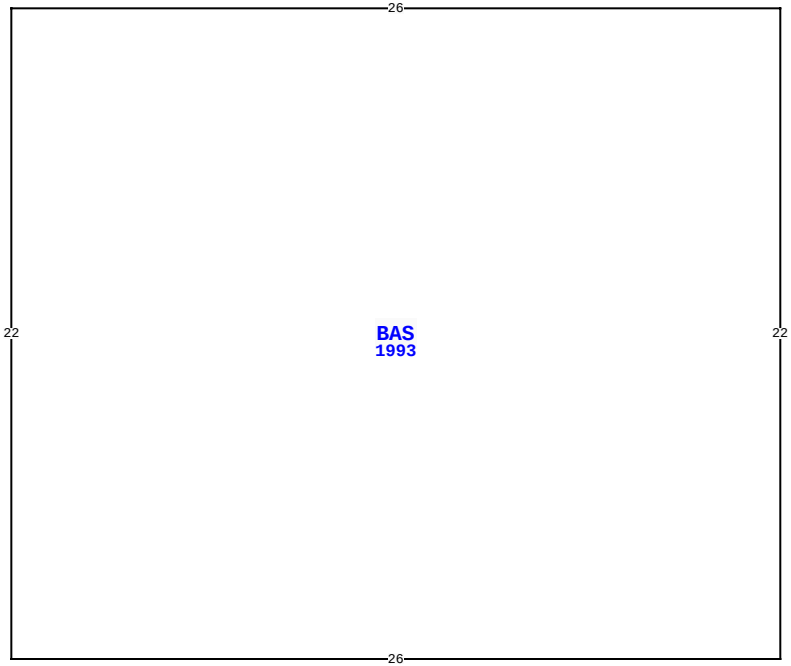
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	572	100	1993	572	26,762
TOTALS	572			572	26,762

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	572	110.0000	58.30	33,348	1974	1974	0	0	0	19.75	80.25

2 ACCESORY U – 100% - 1991 Heated Area: 572 HX Base Yr 1991



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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,891

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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0550/0009	8/12/1988	WD	Q	I		23,000
GRANTOR: COGAN JAMES F JR						
GRANTEE: SIRMANS CHRISTINE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W26 S22 E26 N22 $
.

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

REVIEW DATE 11/20/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS