TRACT 54
IN OR 2715/1274
LEE STONER SHORES 3 UNR

WOOD KOTIN TYLER & KAYLA GAIL
54376 LISA DR
CALLAHAN, FL 32011

2025

37-1N-25-296C-0054-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 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	06	Quality Level 06

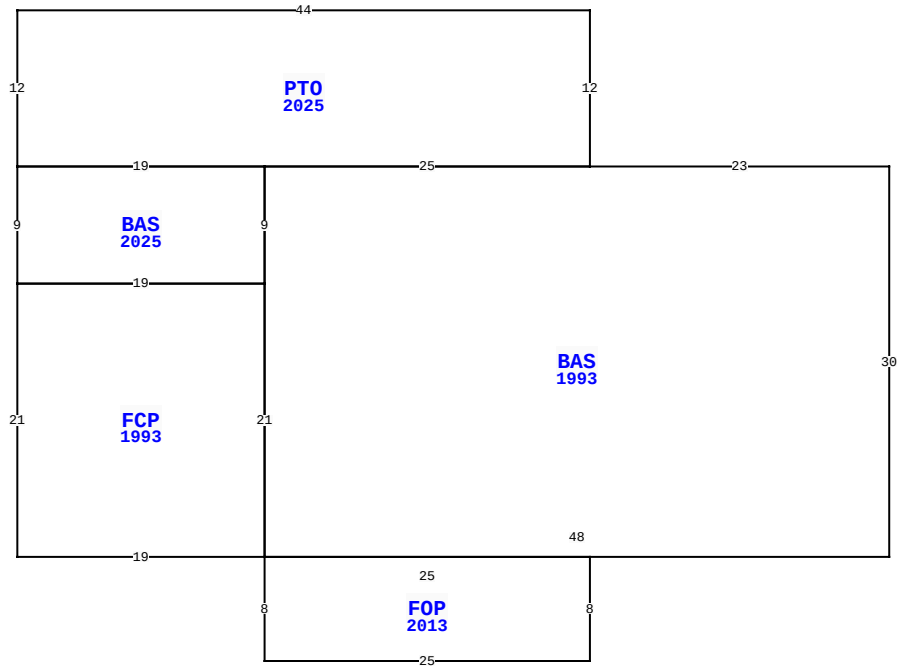
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1993	1,440	200,111
BAS	171	100	2025	171	23,763
FCP	399	25	1993	100	13,897
FOP	200	30	2013	60	8,338
PTO	528	5	2025	26	3,613
TOTALS	2,738			1,797	249,722

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,797	146.2800	146.28	262,865	1966	2020	0	0	0	5.00	95.00

1 SINGLE FAM – 0% - 2025 Heated Area: 1611 HX Base Yr



54376 LISA DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/31/2025 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	249,722
TOTAL MARKET OB/XF VALUE	2,020
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	301,742
SOH/AGL Deduction	0
ASSESSED VALUE	301,742
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	301,742
TOTAL JUST VALUE	301,742
NCON VALUE	110,996
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	187,614

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4791	REPAIR/RRF	3,100	04/04/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2715/1274	5/31/2024	WD	Q	I	01	390,000
GRANTOR: JJX HOME SOLUTIONS LL						
GRANTEE: WOOD KOTIN TYLER &						
2715/1258	4/01/2024	WD	U	I	11	100
GRANTOR: HANSON LISA						
GRANTEE: JJC HOME SOLUTIONS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W23 W25 S9 S21 E48 N30 $
FCP=[YR=1993;ORIG=-67,9] S21 E19 N21 W19 $
FOP=[YR=2013;ORIG=-48,30] S8 E25 N8 W25 $
BAS=[YR=2025;ORIG=-48,9] W19 N9 E19 S9 $
PTO=[YR=2025;ORIG=-67,0] E19 E25 N12 W44 S12 $
.

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	0940	SHEDS/PORT	0	0	8	10	80.00	SF	30.00	30.00	100	1985	1985	3	20	480	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	

LAND DESCRIPTION

TOTAL OB/XF 2,020

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	165.00	523.00	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