IN OR 2744/1837

HALL TRAVIS & ANNA
54062 LILLY COURT
CALLAHAN, FL 32011

2026

03-1N-25-0000-0001-0290

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

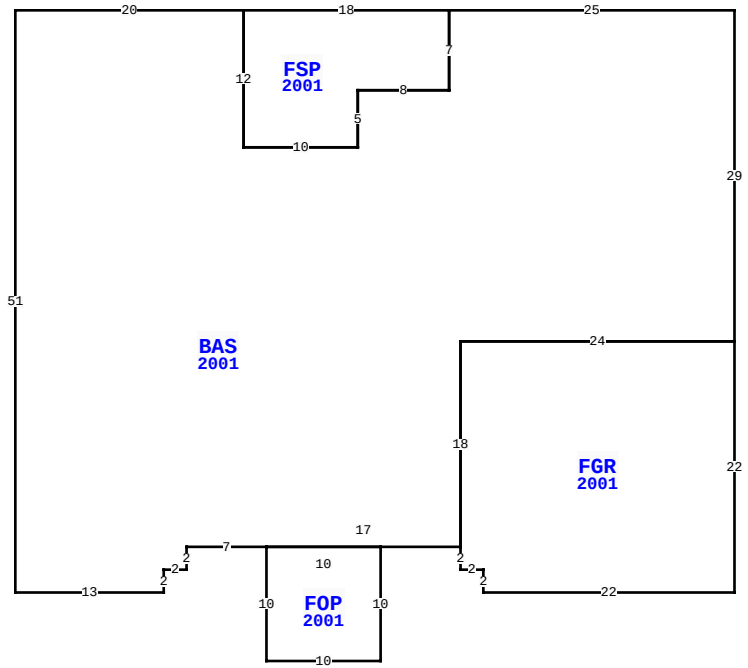
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8024.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,409	100	2001	2,409	318,835
FGR	524	55	2001	288	38,117
FOP	100	30	2001	30	3,971
FSP	176	40	2001	70	9,265
TOTALS	3,209			2,797	370,187

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,797	105.5040	146.65	410,180	2001	2006	0	0	0	9.75	90.25

1 SNGL FAM 100% - 2025 Heated Area: 2409 HX Base Yr 2025



54062 LILLY CT, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		370,187
TOTAL MARKET OB/XF VALUE		4,201
TOTAL LAND VALUE - MARKET		108,800
TOTAL MARKET VALUE		483,188
SOH/AGL Deduction		91,554
ASSESSED VALUE		391,634
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		340,223
TOTAL JUST VALUE		483,188
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		456,463

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M014986	H/AC	0	04/01/2001
B0108083	NEW CONSTR	114,103	03/01/2001
P014590	NEW CONSTR	0	03/01/2001
E017887	TEMP POLE	0	03/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2744/1837	10/17/2024	WD	Q	I	01	555,000
GRANTOR: KEELING TRAVIS & EMIL						
GRANTEE: HALL TRAVIS & ANNA						
1932/1070	8/08/2014	SW	Q	I	02	197,900
GRANTOR: FANNIE MAE						
GRANTEE: KEELING TRAVIS & EM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W25 FSP=[YR=2001] W18 S12 E10 N5 E8 N7 $ S7 W8 S5 W10 N12 W20 S51 E13 N2 E2 N2 E7 FOP=[YR=2001] S10 E10 N10 W10 $ E17 FGR=[YR=2001] S2 E2 S2 E22 N22 W24 S18 $ N18 E24 N29 $.

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
2	0681	POLE SHED	0	100	30	20	600.00	SF	6.00	6.00	100	1980	1980	3	20	720	
3	0940	SHEDS/PORT	0	100	16	10	160.00	SF	18.00	18.00	100	1985	1985	3	20	576	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	83	2,905	

LAND DESCRIPTION

TOTAL OB/XF 4,201

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	2.72	AC		1.00	1.00	1.00	40,000.00	40,000.00	108,800							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.72 Total Land Value: 108,800 Market: 0 Agricultural: 0 Common: 108,800 PRINTED 07/09/2026 BY SYS