TRACT 6
IN OR 1804/1028
R378461 & R378462

ALLEN WILLIAM BRYANT/ALLEN KRISTOPHER WILLIAM ET A
54429 LISA DR
CALLAHAN, FL 32011

**2026**

**37-1N-25-296C-0006-0000**

## BUILDING CHARACTERISTICS

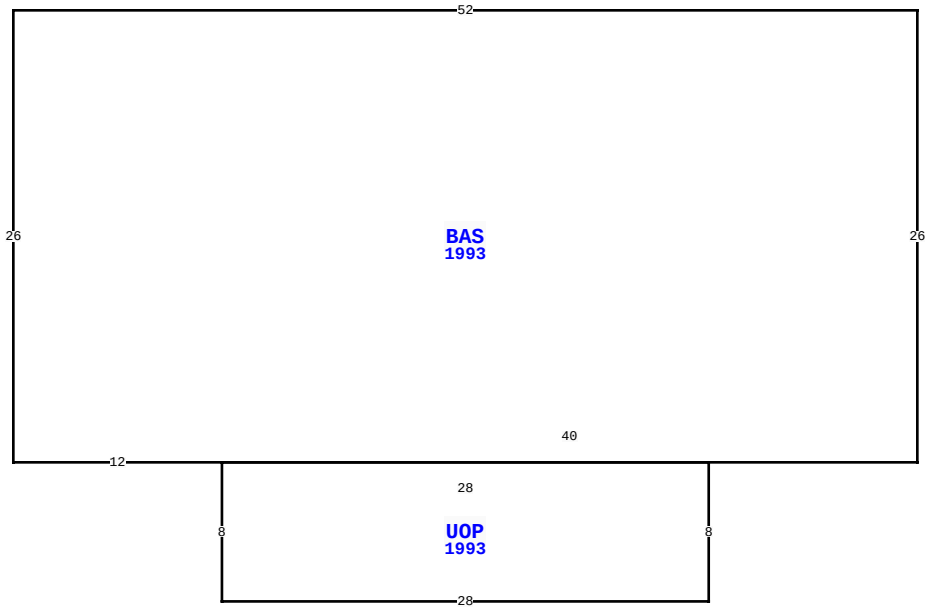
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| 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 |
| 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 | 1,352 | 100 | 1993 | 1,352 | 42,474 |
| UOP | 224 | 25 | 1993 | 56 | 1,759 |
| TOTALS | 1,576 | | | 1,408 | 44,234 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,408 | 123.2000 | 104.72 | 147,446 | 1989 | 1989 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- 100% - 2007 Heated Area: 1352 HX Base Yr 2007




54429 LISA DR, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/07/2026 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 | | 44,234 |
| TOTAL MARKET OB/XF VALUE | | 1,158 |
| TOTAL LAND VALUE - MARKET | | 51,000 |
| TOTAL MARKET VALUE | | 96,392 |
| SOH/AGL Deduction | | 54,163 |
| ASSESSED VALUE | | 42,229 |
| TOTAL EXEMPTION VALUE | HX HB | 25,000 |
| BASE TAXABLE VALUE | | 17,229 |
| TOTAL JUST VALUE | | 96,392 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 92,790 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 7895 | MH MOVE-ON | 29,095 | 08/03/1989 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1804/1028 | 7/30/2012 | QC | U | I | 11 | 26,000 |
| GRANTOR: KODATT MARLENE ETAL | | | | | | |
| GRANTEE: ALLEN WILLIAM BRYAN | | | | | | |
| 1412/1532 | 5/17/2006 | QC | Q | I | 06 | 10,000 |
| GRANTOR: TURNAGE GERALDINE & M | | | | | | |
| GRANTEE: TURNAGE GERALDINE E | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W52 S26 E12 UOP=[YR=1993] S8 E28 N8 W28$ E40 N26$.

## 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 | 100 | 24 | 12 | 288.00 | SF | 20.10 | 20.10 | 100 | 1991 | 1991 | 3 | 20 | 1,158 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,158

| 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 | 170.00 | 370.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 51,000.00 | 51,000.00 | 51,000 | | | | | | | |

REVIEW DATE 06/04/2024 BY TWA Total Acres: 0.00 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 07/09/2026 BY SYS