TRACT 10 IN OR 1593/968
1989 EDGE SW/MH
LEE STONER SHORES 3 UNR

GRIFFIS ROBERT STEVEN
4900 EULACE RD
JACKSONVILLE, FL 32210

2026

37-1N-25-296C-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

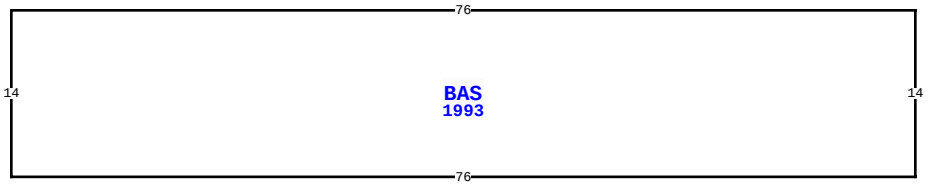
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1993	1,064	26,752
TOTALS	1,064			1,064	26,752

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,064	98.6000	83.81	89,174	1989	1989	0	0	0	70.00	30.00

1 M/H 93- 0% - 0 Heated Area: 1064 HX Base Yr



54307 LISA DR, 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	26,752
TOTAL MARKET OB/XF VALUE	4,755
TOTAL LAND VALUE - MARKET	51,000
TOTAL MARKET VALUE	82,507
SOH/AGL Deduction	21,730
ASSESSED VALUE	60,777
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	60,777
TOTAL JUST VALUE	82,507
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	80,083

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9134	MH MOVE-ON	19,000	12/08/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1593/0968	11/14/2008	CT	U	I	14	5,000
GRANTOR: CLERK OF COURT						
GRANTEE: GRIFFIS ROBERT STEV						
1591/0907	10/30/2008	SD	Q	I	05	100
GRANTOR: CLERK OF COURT						
GRANTEE: GRIFFIS ROBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W76 S14 E76 N14$.

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	0	0	0	96.00	SF	10.00	10.00	100	1985	1985	3	20	192	
2	0940	SHEDS/PORT	0	0	0	0	200.00	SF	30.00	30.00	100	1985	1985	3	20	1,200	
3	1242	WD DECK A	0	0	12	8	96.00	SF	10.00	10.00	100	1998	1998	3	20	192	
4	0752	USP	0	0	10	15	150.00	SF	15.00	15.00	100	1998	1998	3	24	540	
5	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	62	2,170	
6	0681	POLE SHED	0	0	8	12	96.00	SF	15.00	15.00	100	2005	2005	3	32	461	

LAND DESCRIPTION

TOTAL OB/XF 4,755

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	150.00	338.00	1.00	LT		1.00	1.00	1.00	51,000.00	51,000.00	51,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 07/09/2026 BY SYS