

**MURRAY SELINA LYMAN L/E/
54197 LISA DRIVE
CALLAHAN, FL 32011**

37-1N-25-296C-0014-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																			
ELEMENT		CD								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																																	
Exterior Wall		05	AVERAGE 60							0900	01	2,850	99.7920	138.71	395,324	1983	1988	0	0	0	17.30	82.70	VALUATION BY								STANDARD																								
Exterior Wall		16	WD FR STUC 40							1 SNGL FAM 100% - 0														Heated Area: 2520								HX Base Yr 1985								Tax Group: 6								Tax Dist:							
Roof Structur		03	GABLE/HIP 100																													BUILDING MARKET VALUE								326,933															
Roof Cover		03	COMP SHNGL 100																													TOTAL MARKET OB/XF VALUE								45,858															
Interior Wall		05	DRYWALL 60																													TOTAL LAND VALUE - MARKET								51,000															
Interior Wall		06	CUST PANEL 40																													TOTAL MARKET VALUE								423,791															
Interior Floo		14	CARPET 70																													SOH/AGL Deduction								239,861															
Interior Floo		11	CLAY TILE 30																													ASSESSED VALUE								183,930															
Air Condition		03	CENTRAL 100																													TOTAL EXEMPTION VALUE								HX HB 51,411															
Heating Type		04	AIR DUCTED 100																													BASE TAXABLE VALUE								132,519															
Bedrooms		03	3 100																													TOTAL JUST VALUE								423,791															
Bathrooms		02	WOOD FRAME 100																													NCON VALUE								0															
Frame		2.	2. 100																													INCOME VALUE																							
Stories		06	0 100																													PREVIOUS YEAR MKT VALUE								381,516															
Units		00	DIST 1D 100																																																				
BUD8 Adjustme		00	NONE 100																																																				
Occupancy		01	Quality Level 01																																																				
Quality		0100	SINGLE FAMILY																																																				
DOR CODE		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		1,020	100	2001	1,020	117,007																																																	
DCK		408	10	2001	41	4,703																																																	
FST		160	55	1993	88	10,094																																																	
FUS		1,500	100	1993	1,500	172,070																																																	
STR		36	10	1993	4	459																																																	
STR		48	10	2001	5	574																																																	
UCP		620	20	1993	124	14,224																																																	
UOP		340	20	1993	68	7,800																																																	
TOTALS		4,132			2,850	326,933																																																	
EXTRA FEATURES		54197 LISA DR, CALLAHAN																																																					
BLD DATE																																																							
XF DATE																																																							
INC DATE																																																							
LGL DATE																																																							
LAND DATE																																																							
AG DATE																																																							
05/07/2026		MLU																																																					
BUILDING NOTES																																																							
BUILDING DIMENSIONS		UCP=[YR=1993] W30 S10 FST=[YR=1993] S10 E16 N10 W16\$ E16 S10 W16 S6 BAS=[YR=2001] S34 E30 N34 W30\$ E30 N26\$ PTR=E20 STR=[YR=2001] E12 DCK=[YR=2001] E34 S12 W2 FUS=[YR=1993] S50 UOP=[YR=1993] E2 S10 W15 STR=[YR=1993] S9 W4 N9 E4\$ W19 N10 E32\$ W30 N50 E30\$ W32 N12\$ S4 W12 N4\$ W20\$.																																																					
LAND DESCRIPTION		TOTAL OB/XF 45,858																																																					
L N		USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	150.00	388.00	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																																							