

TRACT 53
IN OR 615 PG 676
ESMT IN OR 2405-1354

NICKELL DONNA GAIL LYNCH
54426 LISA DRIVE
CALLAHAN, FL 32011

2026

37-1N-25-296C-0053-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
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
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100 SINGLE FAMILY	

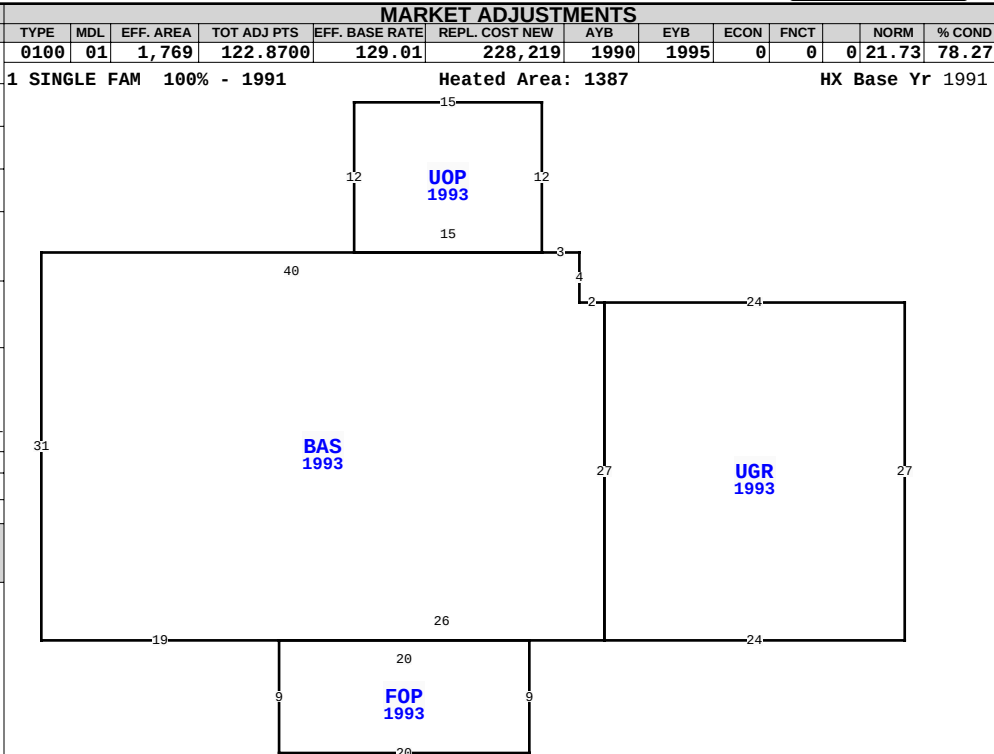
MAP NUM	MKT AREA		08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,387	100	1993	1,387	140,054
FOP	180	30	1993	54	5,453
UGR	648	45	1993	292	29,485
UOP	180	20	1993	36	3,635

TOTALS	2,395			1,769	178,627
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
2	0510	GARAGE WD-	0	100	24	40	960.00	SF	35.00	35.00	
3	0510	GARAGE WD-	0	100	18	20	360.00	SF	35.00	35.00	
6	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	
7	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100		RM	158.00	385.00	1.00	LT	



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

54426 LISA DR, CALLAHAN

TOTAL OB/XF											
35,814											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		206,815	
TOTAL MARKET OB/XF VALUE		35,814	
TOTAL LAND VALUE - MARKET		51,000	
TOTAL MARKET VALUE		293,629	
SOH/AGL Deduction		121,176	
ASSESSED VALUE		172,453	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		121,042	
TOTAL JUST VALUE		293,629	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		289,706	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6002	XFOB	11,399	09/22/1989
5893	NEW CONSTR	43,650	07/26/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0615/0676	12/28/1990	QC	Q	I	01	100	
GRANTOR: SIRMANS CHRISTINE							
GRANTEE: LYNCH DONNA GAIL							
0550/0009	8/12/1988	WD	Q	I		23,000	
GRANTOR: COGAN JAMES F JR							
GRANTEE: SIRMANS CHRISTINE							

BUILDING NOTES											
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BUILDING DIMENSIONS											
UGR=[YR=1993] W24 BAS=[YR=1993] W2 N4 W3 UOP=[YR=1993] N12 W15 S12 E15\$ W40 S31 E19 FOP=[YR=1993] S9 E20 N9 W20\$ E26 N27\$ S27 E24 N27\$.											

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