

LAWSON JOHNNY E JR & TABITHA
44078 MAYHAW LANE
CALLAHAN, FL 32011

06-1N-25-199S-0138-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 2									
CONSTRUCTION										VALUATION SUMMARY										STANDARD																			
Exterior Wall		30	VINYL 100		0800		02	2,044		117.6000		82.32		168,262		2004		2004		0		0		44.00		56.00		VALUATION BY					STANDARD						
Roof Structur		03	GABLE/HIP 100		1		M/H 94+ - 100% - 2023		Heated Area: 1984		HX Base Yr 2023																	Tax Group: 6					Tax Dist:						
Roof Cover		05	COMP SHNGL 100																	BUILDING MARKET VALUE					112,809														
Interior Wall		03	DRYWALL 100																	TOTAL MARKET OB/XF VALUE					42,738														
Interior Floo		14	CARPET 90																	TOTAL LAND VALUE - MARKET					84,000														
Interior Floo		08	SHT VINYL 10																	TOTAL MARKET VALUE					239,547														
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction					15,355														
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE					224,192														
Bedrooms			3 100																	TOTAL EXEMPTION VALUE					HX HB		50,000												
Bathrooms			2 100																	BASE TAXABLE VALUE					174,192														
Frame		02	WOOD FRAME 100																	TOTAL JUST VALUE					239,547														
Stories		1.	1. 100																	NCON VALUE					0														
Units			0 100																	INCOME VALUE																			
																				PREVIOUS YEAR MKT VALUE					209,423														
																				BLDG:1:4: 2004 MERT DWMH / ASSESSED 2008.																			
																				BLDG:1:2: RP# 12436600 & 12436601																			
																				BLDG:1:1: DW MH # FLHML3B155727682(A/B)																			
Quality		03	Quality Level 03																	PERMIT NUM		DESCRIPTION			AMT		ISSUED												
DOR CODE		0200	MOBILE HOME																	18009197		XF0B			44,740		09/10/2018												
MAP NUM			MKT AREA																	B1327616		GARAGE			40,378		08/01/2013												
NEIGHBORHOOD/LOC		8007.00																		B24493		ADDITION			4,687		03/01/2011												
AREA TYPE			TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE												E12277		NEW CONSTR			0		01/20/2004											
BAS			1,984		100		1,984		91,461												MH4274		MH MOVE-ON			0		12/01/2003											
FOP			200		30		60		2,766																														
TOTALS			2,184				2,044		94,227																														
EXTRA FEATURES										44078 MAYHAW LN, CALLAHAN										BLD DATE				LGL DATE															
																				XF DATE				LAND DATE															
																				INC DATE				AG DATE															
L N	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																		
3	0681	POLE SHED		0 100	39	48	1,872.00		SF	15.00		15.00		100	2018	2018	3	90	25,272																				
4	0810	CONCRETE A		0 100	0	0	100.00		SF	6.50		6.50		100	2014	2014	3	95	618																				
5	0680	POLE SHED		0 100	39	48	1,872.00		SF	10.00		10.00		100	2018	2018	3	90	16,848																				

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