TRACT 3
IN OR 2247/1238
NASSAU VILLAGE WEST PB 5/23

OWENS LESLIE C
54029 LAWHON ROAD
CALLAHAN, FL 32011

2023

37-1N-25-299F-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

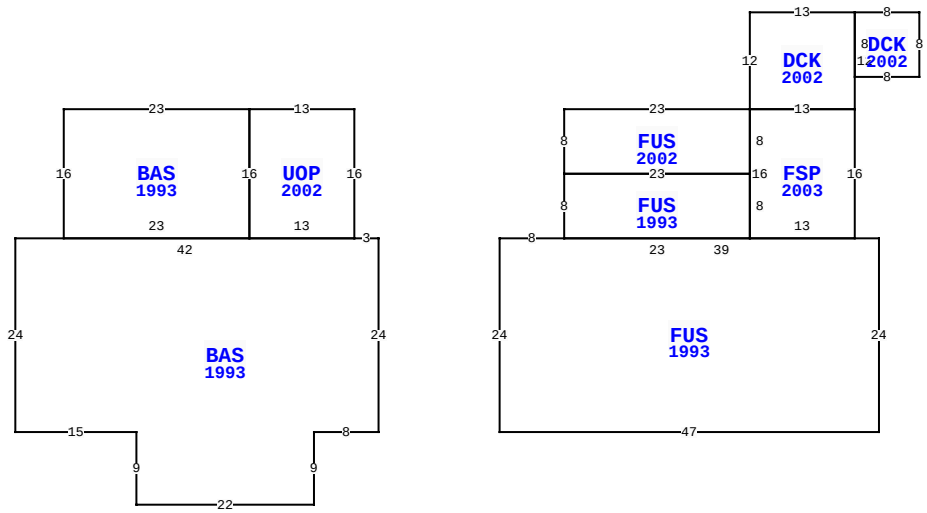
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	368	100	368	34,490
BAS	1,278	100	1,278	119,780
DCK	64	10	6	563
DCK	156	10	16	1,500
FSP	208	40	83	7,779
FUS	184	100	184	17,245
FUS	1,128	100	1,128	105,721
FUS	184	100	184	17,245
UOP	208	20	42	3,937
TOTALS	3,778		3,289	308,261

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,289	121.1100	109.30	359,488	1988	1993	0	0	0	14.25	85.75

1 SINGLE FAM – 0% - 0 Heated Area: 3142 HX Base Yr



54029 LAWHON RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	308,261
TOTAL MARKET OB/XF VALUE	955
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	354,216
SOH/AGL Deduction	50,799
ASSESSED VALUE	303,417
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	303,417
TOTAL JUST VALUE	354,216
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	303,080

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R5258	REPAIR/RRF	4,500	07/01/2003
B10551	ADDITION	15,648	12/01/2002
3797	N/A	19,495	12/31/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2247/1238	12/31/2018	WD	Q	I	01	220,000
GRANTOR: CASWELL DAVID & CRYST						
GRANTEE: OWENS LESLIE C						
1952/0068	12/11/2014	WD	U	I	37	51,400
GRANTOR: FISCHER TONNA G REVOC						
GRANTEE: CASWELL DAVID & CRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 UOP=[YR=2002] N16 W13 BAS=[YR=1993] W23 S16 E23 N16 $ S16 E13 $ W42 S24 E15 S9 E22 N9 E8 N24 $ PTR= E15 FUS=[YR=1993] E8 FUS=[YR=1993] N8 FUS=[YR=2002] N8 E23 DCK=[YR=2002] N12 E13 DCK=[YR=2002] E8 S8 W8 N8 $ S12 W13 $ FSP=[YR=2003] E13 S16 W13 N16 $ S8 W23 $ E23 S8 W23 $ E39 S24 W47 N24 $ W15 $.

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
5	0810	CONCRETE A	0	0	59	3	177.00	SF	6.50	6.50	100	2002	2002	3	83	955	

LAND DESCRIPTION

TOTAL OB/XF 955

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	SFR	0	0006	RM	176.00	296.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 04/30/2020 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS