TRACT 4
NASSAU VILLAGE WEST PB 5/23

LEONARD JONATHAN & KIMBERLY
54081 LAWHON RD
CALLAHAN, FL 32011

2023

37-1N-25-299F-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

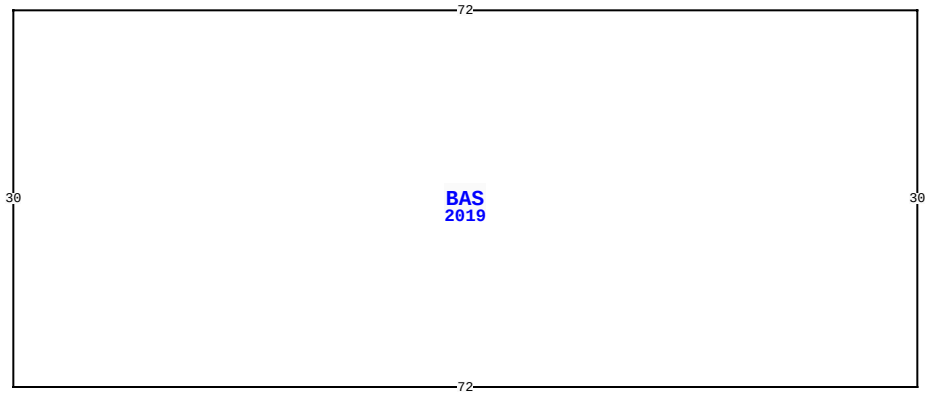
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100	2,160	168,957
TOTALS	2,160		2,160	168,957

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,160	115.2000	80.64	174,182	2019	2019	0	0	0	3.00	97.00

2 M/H 94+ – 100% - 2023 Heated Area: 2160 HX Base Yr 2023



54081 LAWHON RD, CALLAHAN

BLD DATE	03/18/2008 KWJW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		168,957
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		213,957
SOH/AGL Deduction		0
ASSESSED VALUE		213,957
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		163,957
TOTAL JUST VALUE		213,957
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		166,927

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19004370	CO ISSUED	0	07/03/2019
19004370	MH MOVE-ON	0	04/30/2019
B24963	DEMOLITION	4,200	07/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2266/1516	4/04/2019	WD	Q	I	01	40,000
GRANTOR: EARLEY JOHN J & MELIS						
GRANTEE: LEONARD JONATHAN &						
1701/1023	9/27/2010	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: EARLEY JOHN J & MEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W72 S30 E72 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000102	C	SFR/MH	100		RM	150.00	376.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 10/28/2019 BY KB Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS