



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 90
Interior Wall	05	DRYWALL 10
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,720	100	1,720	140,849
FCP	945	25	236	19,326
FOP	56	30	17	1,392
FOP	200	30	60	4,913
FST	140	55	77	6,306
UOP	84	20	17	1,392

TOTALS	3,145		2,127	174,178
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EXTRA FEATURES	
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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	0510	GARAGE WD-	0	100	23	15	345.00	SF	21.00	21.00	100	1980	1980	3	20	1,449	
4	0810	CONCRETE A	0	100	0	0	211.00	SF	6.50	6.50	100	1974	1974	3	26	357	
6	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	1976	1976	3	20	1,000	
7	1242	WD DECK A	0	100	0	0	160.00	SF	10.00	10.00	100	1982	1982	3	20	320	
8	0845	KOOL DECK	0	100	0	0	562.00	SF	7.25	7.25	100	1982	1982	3	41	1,671	
9	0681	POLE SHED	0	0	0	0	1,110.00	SF	15.00	15.00	100	1982	1982	3	20	3,330	
10	0940	SHEDS/PORT	0	100	10	14	140.00	SF	19.50	19.50	100	2004	2004	3	24	655	

LAND DESCRIPTION	
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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	SFR	100		RM	150.00	291.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

MARKET ADJUSTMENTS												EYB				FNCT		NORM		% COND	
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT												
0100	01	2,127	126.9000	114.53	243,605	1973	1985	0	0	0	28.50	71.50									
1 SINGLE FAM - 100% - 0												Heated Area: 1720				HX Base Yr					

54157 LAWHON RD, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

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TOTAL OB/XF	8,782
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1	000100	C	SFR	100		RM	150.00	291.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

NASSAU COUNTY PROPERTY												PAGE 1 of 1				6
VALUATION SUMMARY												STANDARD				
VALUATION BY												Tax Group: 6				Tax Dist:
BUILDING MARKET VALUE												174,178				
TOTAL MARKET OB/XF VALUE												8,782				
TOTAL LAND VALUE - MARKET												45,000				
TOTAL MARKET VALUE												227,960				
SOH/AGL Deduction												107,961				
ASSESSED VALUE												119,999				
TOTAL EXEMPTION VALUE												55,000				
BASE TAXABLE VALUE												64,999				
TOTAL JUST VALUE												227,960				
NCON VALUE												0				
INCOME VALUE																
PREVIOUS YEAR MKT VALUE												193,451				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007658	REPAIR/RRF	14,738	12/01/2017
3514	H/AC	0	09/05/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2580/0375	7/26/2022	LE	U	I	11	100	
GRANTOR: DAVIS LAVERNE							
GRANTEE: MIZELL CARRIE DENNI							
0136/0278	1/01/1972	WD	Q	V		3,300	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FCP=[YR=1993] W35 FST=[YR=1993] W20 BAS=[YR=1993] W35 UOP=[YR=2009] N6 W14 S6 E14\$ W14 S28 E23 FOP=[YR=1993] S8E23 N8 W17 N4 W4 S4W2\$ E2 N4 E4 S4 E40 N14 FOP=[YR=1993] N7W8 S7 E8\$ W8 N7 W12 N7\$ S7 E20N7\$ S27 E35 N27\$.											