

TRACT 8
IN OR 308 PG 187
NASSAU VILLAGE WEST PB 5/23

LAND JOHN H
54189 LAWHON ROAD
CALLAHAN, FL 32011

2023

37-1N-25-299F-0008-0000



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	05	ASPH TILE 50
Interior Floo	14	CARPET 50
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 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

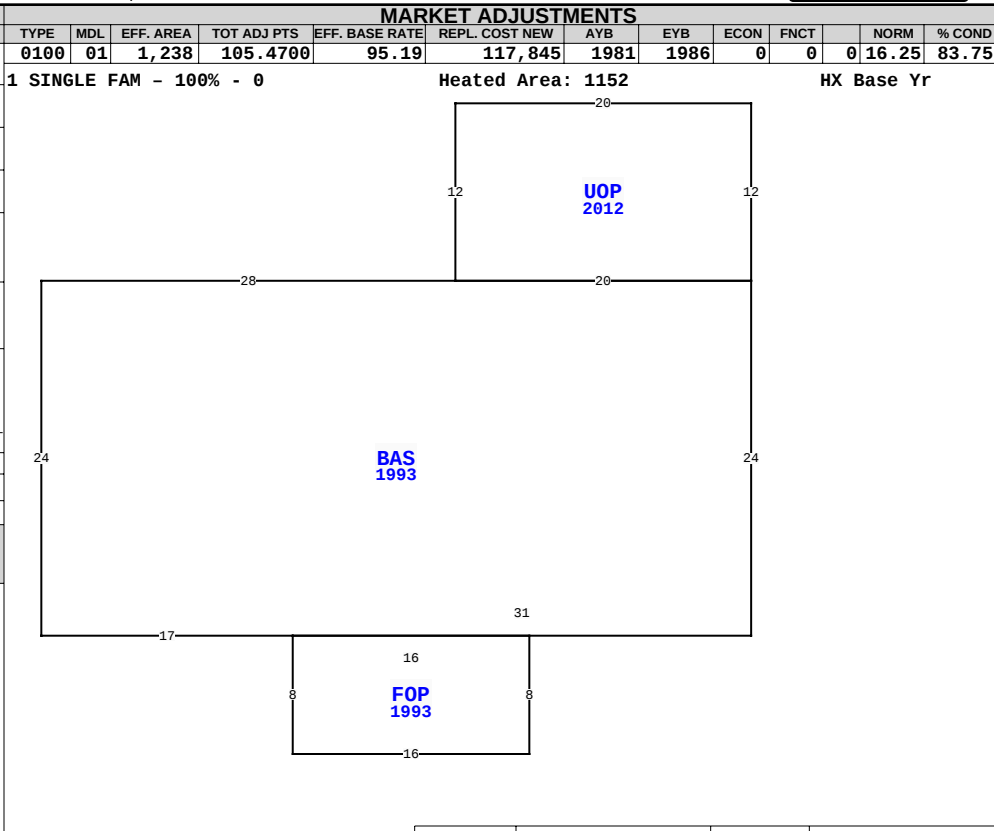
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	91,839
FOP	128	30	38	3,029
UOP	240	20	48	3,827

TOTALS	1,520		1,238	98,695
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EXTRA FEATURES														
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
1	0940	SHEDS/PORT	0 100	24	12	288.00	SF	20.10	20.10	100	1982	1982	3	20

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000100	C	SFR	100	0005	RM	150.00	291.00	1.00	LT		1.00	1.00	1.00



54189 LAWHON RD, 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
1	0940	SHEDS/PORT	0 100	24	12	288.00	SF	20.10	20.10	100	1982	1982	3	20	1,158	

TOTAL OB/XF														
1,158														

NASSAU COUNTY PROPERTY														
PAGE 1 of 1														6
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 6										Tax Dist:				
BUILDING MARKET VALUE										98,695				
TOTAL MARKET OB/XF VALUE										1,158				
TOTAL LAND VALUE - MARKET										45,000				
TOTAL MARKET VALUE										144,853				
SOH/AGL Deduction										73,745				
ASSESSED VALUE										71,108				
TOTAL EXEMPTION VALUE										HX HB WR 51,108				
BASE TAXABLE VALUE										20,000				
TOTAL JUST VALUE										144,853				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										127,570				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7256	XFOB	3,264	05/23/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0306/0187	1/01/1980	WD	Q	V		3,400	
GRANTOR:							
GRANTEE:							

BUILDING NOTES														
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BUILDING DIMENSIONS														
UOP=[YR=2012] W20 S12 BAS=[YR=1993] W28 S24 E17 FOP=[YR=1993] S8 E16 N8 W16\$ E31 N24 W20\$ E20 N12\$.														