

TRACT 9
IN OR 2091/1470
R223928 & R621924

LAROCHE LAURA M
54221 LAWHON RD
CALLAHAN, FL 32011

2023

37-1N-25-299F-0009-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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

Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME

MAP NUM		MKT AREA	08
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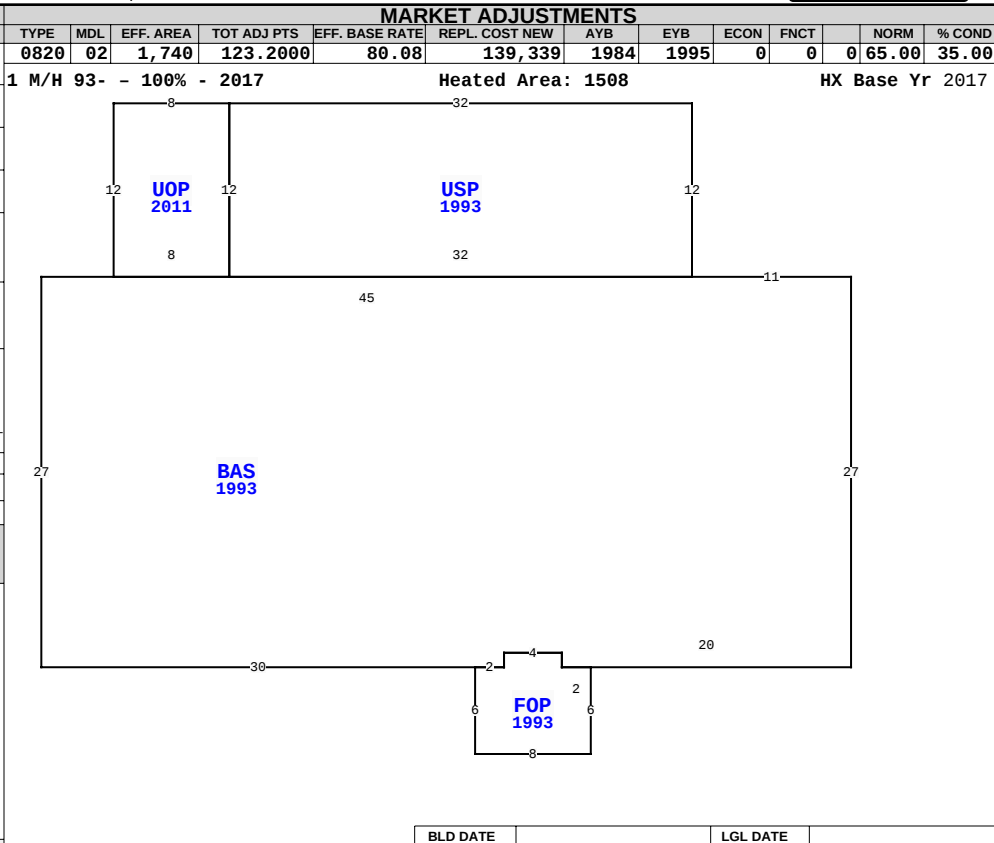
NEIGHBORHOOD/LOC	8026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,508	100	1,508	42,266
FOP	52	30	16	448
UOP	96	25	24	673
USP	384	50	192	5,381
TOTALS	2,040		1,740	48,769

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	3,500.00	100	1984	1984	3	58	2,030
2	0940	SHEDS/PORT	0	100	10	20		64.00	SF 19.50	19.50	100	1980	1980	3	20	250
5	0940	SHEDS/PORT	0	100	10	16		160.00	SF 19.50	19.50	100	1993	1993	3	20	624

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000102	C



54221 LAWHON RD, CALLAHAN

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

NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		
VALUATION BY	STANDARD	
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE	48,769	
TOTAL MARKET OB/XF VALUE	2,904	
TOTAL LAND VALUE - MARKET	45,000	
TOTAL MARKET VALUE	96,673	
SOH/AGL Deduction	33,416	
ASSESSED VALUE	63,257	
TOTAL EXEMPTION VALUE	HX HB 38,257	
BASE TAXABLE VALUE	25,000	
TOTAL JUST VALUE	96,673	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	86,619	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R002742	REPAIR/RRF	6,700	06/01/2000
4798	XF0B	1,624	04/06/1988

SALES DATA		
OFF RECORD Number	DATE	TYPE INST
2091/1470	12/22/2016	WD Q
GRANTOR: PETTIT JACK A JR & KR		
GRANTEE: LAROCHE LAURA M		
1775/1206	1/16/2012	QC U
GRANTOR: WILLIAMS RAY H		
GRANTEE: PETTIT JACK A JR &		

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=1993] W11 USP=[YR=1993] N12 W32 UOP=[YR=2011] W8 S12		
E8 N12\$ S12 E32 \$ W45 S27 E30 FOP=[YR=1993] S6 E8 N6 W2 N1		
W4 S1 W2\$ E2 N1E4 S1 E20 N27\$.		