TRACT 10
IN OR 1396/1765
1993 SHOR DW/MH

MCELROY DANNY E & DONNA
54249 LAWHON ROAD
CALLAHAN, FL 32011

2023

37-1N-25-299F-0010-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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

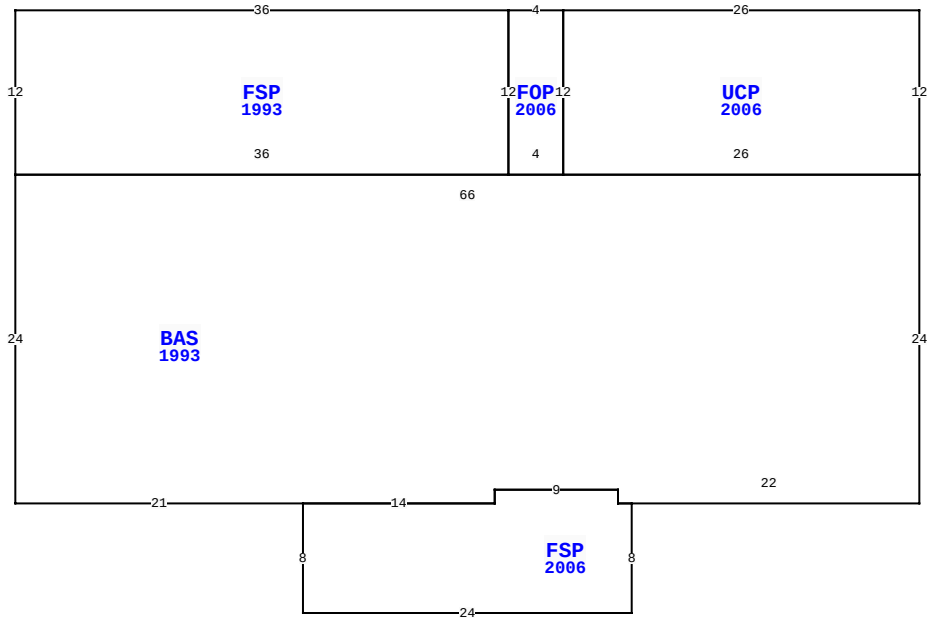
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,575	100	1,575	65,409
FOP	48	30	14	581
FSP	432	60	259	10,756
FSP	201	60	121	5,025
UCP	312	20	62	2,575
TOTALS	2,568		2,031	84,347

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,031	123.6000	86.52	175,722	1993	2000	0	0	0	52.00	48.00

1 M/H 94+ – 100% - 2007 Heated Area: 1575 HX Base Yr 2007



54249 LAWHON RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		84,347
TOTAL MARKET OB/XF VALUE		9,579
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		138,926
SOH/AGL Deduction		61,184
ASSESSED VALUE		77,742
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		27,742
TOTAL JUST VALUE		138,926
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		111,439

PERMIT NUM	DESCRIPTION	AMT	ISSUED
93288	MH MOVE-ON	40,000	01/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1396/1765	3/17/2006	WD	Q	I		135,000
GRANTOR: JOHNSON RONALD L						
GRANTEE: MCELROY DANNY E & D						
0384/0078	4/01/1983	WD	Q	V		7,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2006] W26 FOP=[YR=2006] W4 FSP=[YR=1993] W36 S12 BAS=[YR=1993] S24 E21 FSP=[YR=2006] S8 E24 N8 W1 N1 W9 S1 W14$ E14 N1 E9 S1 E22 N24 W66$ E36 N12$ S12 E4 N12$ S12 E26 N12$.

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
1	0350	CARPORT WD	0	100	18	36	648.00	SF	13.00	13.00	100	1984	1984	3	20	1,685	
2	0940	SHEDS/PORT	0	100	10	20	200.00	SF	19.50	19.50	100	1992	1992	3	20	780	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	76	2,660	
4	0810	CONCRETE A	0	100	18	8	144.00	SF	6.50	6.50	100	2000	2000	3	80	749	
5	0940	SHEDS/PORT	0	100	10	8	80.00	SF	18.30	18.30	100	2000	2000	3	20	293	
6	0350	CARPORT WD	0	100	31	10	310.00	SF	8.58	8.58	100	2000	2000	3	20	532	
7	0351	CARPORT MT	0	100	18	20	360.00	SF	10.00	10.00	100	2008	2008	3	40	1,440	
8	0351	CARPORT MT	0	100	18	20	360.00	SF	10.00	10.00	100	2008	2008	3	40	1,440	

LAND DESCRIPTION

TOTAL OB/XF 9,579

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	0005	RM	150.00	291.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 08/01/2017 BY KBX Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS