TRACTS 14 & 15
IN OR 2228/1561
R278368 & R278369

SWORDS CHANDRA A
54314 LAWHON RD
CALLAHAN, FL 32011

2023

37-1N-25-299F-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
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	05	Quality Level 05

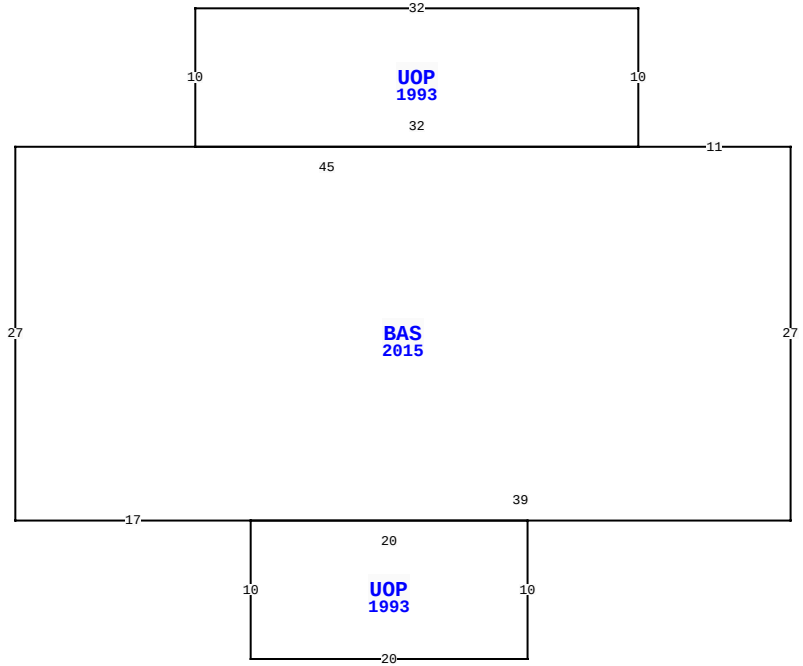
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	116,242
UOP	200	25	50	3,844
UOP	320	25	80	6,150
TOTALS	2,032		1,642	126,237

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,642	137.2800	96.10	157,796	2014	2014	0	0	0	20.00	80.00

1 M/H 94+ – 100% - 2019 Heated Area: 1512 HX Base Yr 2019



54314 LAWHON RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		126,237
TOTAL MARKET OB/XF VALUE		2,922
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		219,159
SOH/AGL Deduction		80,912
ASSESSED VALUE		138,247
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		88,247
TOTAL JUST VALUE		219,159
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		186,548

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH145578	CO ISSUED	0	08/18/2014
MH145578	MH MOVE-ON	0	08/18/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2228/1561	9/28/2018	WD	Q	I	01	155,000
GRANTOR: HEARN JOEY E & JODIE						
GRANTEE: SWORDS CHANDRA A						
2118/0714	3/17/2017	WD	U	I	37	50,000
GRANTOR: WACTER FAYE						
GRANTEE: HEARN JOEY E & JODI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W11 UOP=[YR=1993] N10 W32 S10E32$ W45 S27 E17
UOP=[YR=1993] S10 E20 N10 W20$ E39 N27$.

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
2	0940	SHEDS/PORT	0	100	20	20	400.00	SF	20.10	20.10	100	1980	1980	3	20	1,608	
6	0681	POLE SHED	0	100	10	15	150.00	SF	15.00	15.00	100	1975	1975	3	20	450	
7	0681	POLE SHED	0	100	12	24	288.00	SF	15.00	15.00	100	1987	1987	3	20	864	

LAND DESCRIPTION

TOTAL OB/XF 2,922

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							
2	000102	C	SFR/MH	100			150.00	291.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 11/19/2019 BY KBA Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 08/02/2023 BY SYS