TRACT 17
IN OR 738 PG 1414
NASSAU VILLAGE WEST PB 5/23

HUTCHINSON KIMBAL P & SHERRY J
54397 LAWHON RD
CALLAHAN, FL 32011

2023

37-1N-25-299F-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

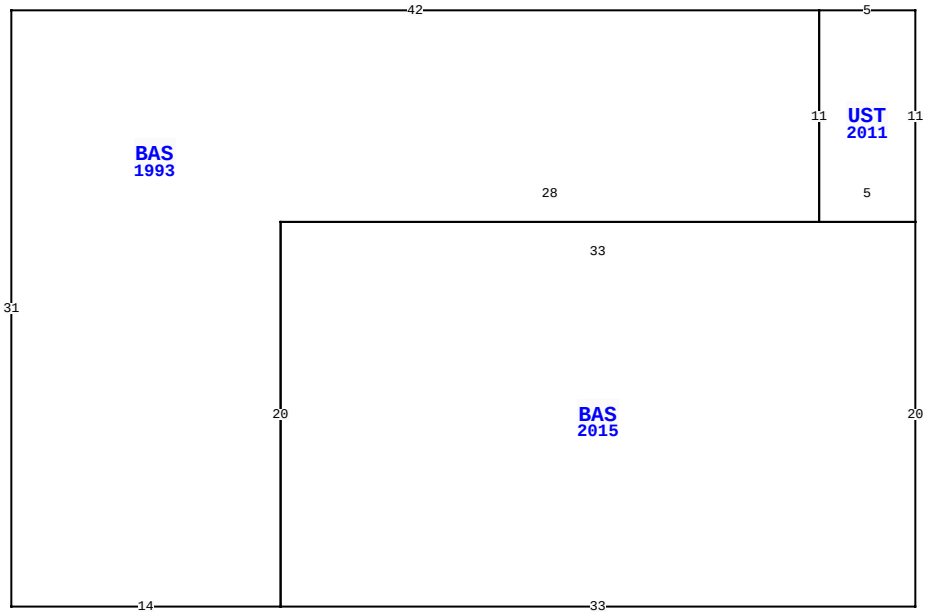
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		2 100
Frame	03	MASONRY 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	742	100	742	56,277
BAS	660	100	660	50,058
UST	55	45	25	1,897
TOTALS	1,457		1,427	108,232

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,427	94.4320	85.22	121,609	1977	2000	0	0	0	11.00	89.00

1 SINGLE FAM – 100% - 1996 Heated Area: 1402 HX Base Yr 1996



54397 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		138,719
TOTAL MARKET OB/XF VALUE		9,274
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		192,993
SOH/AGL Deduction		79,967
ASSESSED VALUE		113,026
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		63,026
TOTAL JUST VALUE		192,993
NCON VALUE		36,723
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		125,605

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22011605	GARAGE	45,330	07/28/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0738/1414	9/07/1995	WD	Q	I		40,000
GRANTOR: RICE JOHN MORRISON II						
GRANTEE: HUTCHINSON KIMBAL P						
0699/1688	3/07/1994	WD	Q	I		100
GRANTOR: RICE JOHN M JR						
GRANTEE: RICE JOHN MORRISON						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=2011] W5 BAS=[YR=1993] W42 S31 E14 BAS=[YR=2015] E33 N20 W33 S20$ N20 E28 N11$ S11 E5 N11$.

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	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	1980	1980	3	20	480	
6	1242	WD DECK A	0	100	0	0	275.00	SF	10.00	10.00	100	2020	2020	3	93	2,558	
7	0681	POLE SHED	0	100	20	14	280.00	SF	15.00	15.00	100	2020	2020	3	95	3,990	
8	0351	CARPORT MT	0	100	16	18	288.00	SF	10.00	10.00	100	2016	2016	3	78	2,246	

LAND DESCRIPTION

TOTAL OB/XF 9,274

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	000100	C	SFR	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 12/09/2022 BY KW Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS

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2023

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BUILDING CHARACTERISTICS

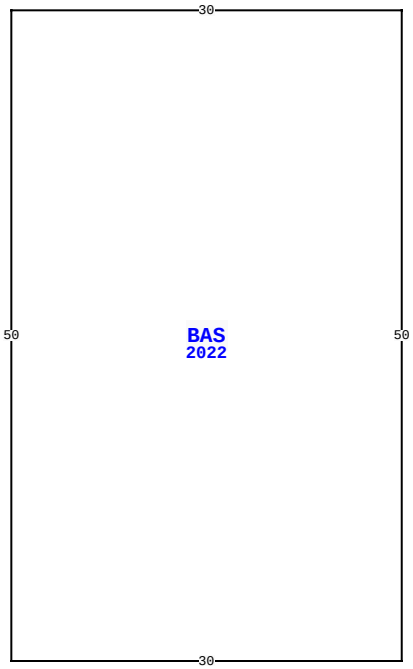
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,500	100	1,500	30,487
TOTALS	1,500		1,500	30,487

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,500	58.6500	20.53	30,795	2022	2022	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 1996 Heated Area: 1500 HX Base Yr 1996



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0699/1688	3/07/1994	WD	Q	I		100
GRANTOR: RICE JOHN M JR						
GRANTEE: RICE JOHN MORRISON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W30 S50 E30 N50$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/09/2022 BY KW Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS