TRACT 19 2012 PALM DW/MH
NASSAU VILLAGE WEST PB 5/23

DURRANCE ERNEST J/CARTER ROSE
54445 LAWHON RD W
CALLAHAN, FL 32011

2023

37-1N-25-299F-0019-0000

NASSAU COUNTY PROPERTY

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	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
Quality	05	Quality Level 05

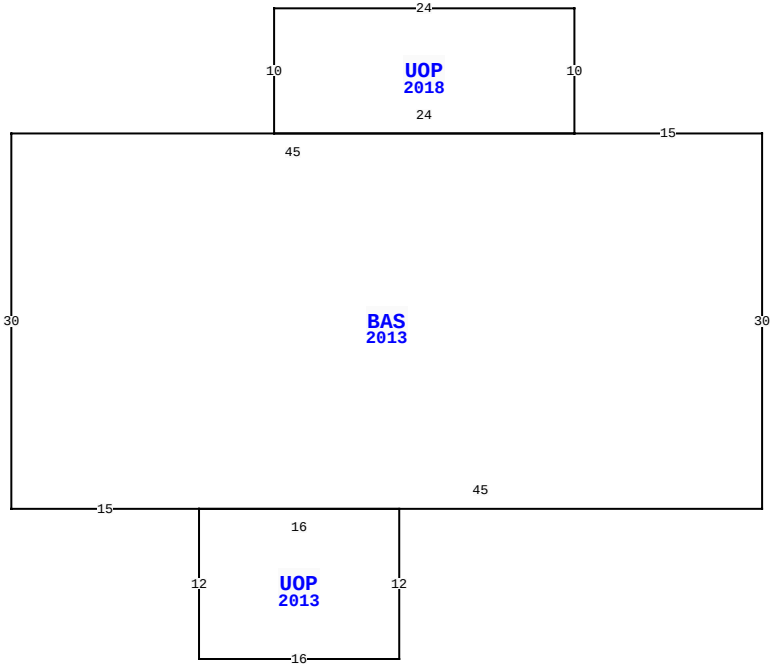
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	1,800	163,684
UOP	192	25	48	4,364
UOP	240	25	60	5,456
TOTALS	2,232		1,908	173,505

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,908	139.6800	97.78	186,564	2012	2017	0	0	0	7.00	93.00

2 M/H 94+ – 100% - 2022 Heated Area: 1800 HX Base Yr 2022



54445 LAWHON RD, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		173,505
TOTAL MARKET OB/XF VALUE		40,029
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		258,534
SOH/AGL Deduction		54,723
ASSESSED VALUE		203,811
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		153,811
TOTAL JUST VALUE		258,534
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		197,875

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428707	XFOB	35,683	05/01/2014
C135505	CO ISSUED	0	10/11/2013
MH135505	MH MOVE-ON	0	09/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2525/0439	12/21/2021	WD	Q	I	01	250,000
GRANTOR: BUYING JAX HOMES LLC						
GRANTEE: DURRANCE ERNEST J &						
2514/1196	11/12/2021	WD	U	I	37	160,000
GRANTOR: PLATT LEONARD JR						
GRANTEE: BUYING JAX HOMES LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W15 UOP=[YR=2018] N10 W24 S10 E24$W45 S30 E15
UOP=[YR=2013] S12 E16 N12 W16$ E45 N30$.

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	10	20	200.00	SF	13.20	13.20	100	1980	1980	3	20	528	
4	0510	GARAGE WD-	0	100	0	0	840.00	SF	35.00	35.00	100	2014	2014	3	78	22,932	
5	0810	CONCRETE A	0	100	0	0	120.00	SF	6.50	6.50	100	2014	2014	3	95	741	
6	1242	WD DECK A	0	100	0	0	1,096.00	SF	10.00	10.00	100	2014	2014	3	70	7,672	
7	1242	WD DECK A	0	100	33	4	132.00	SF	10.00	10.00	100	2018	2018	3	86	1,135	
8	0810	CONCRETE A	0	100	12	34	408.00	SF	6.50	6.50	100	2014	2014	3	95	2,519	
9	0810	CONCRETE A	0	100	0	0	729.00	SF	6.50	6.50	100	2014	2014	3	95	4,502	

LAND DESCRIPTION

TOTAL OB/XF 40,029

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 07/27/2018 BY KBX Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS