TRACT 30
CASE #13-CP-138
L/E OR 1867/2000

NAPIER WARREN L/E/
54522 LAWHON RD
CALLAHAN, FL 32011

2023

37-1N-25-299F-0030-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

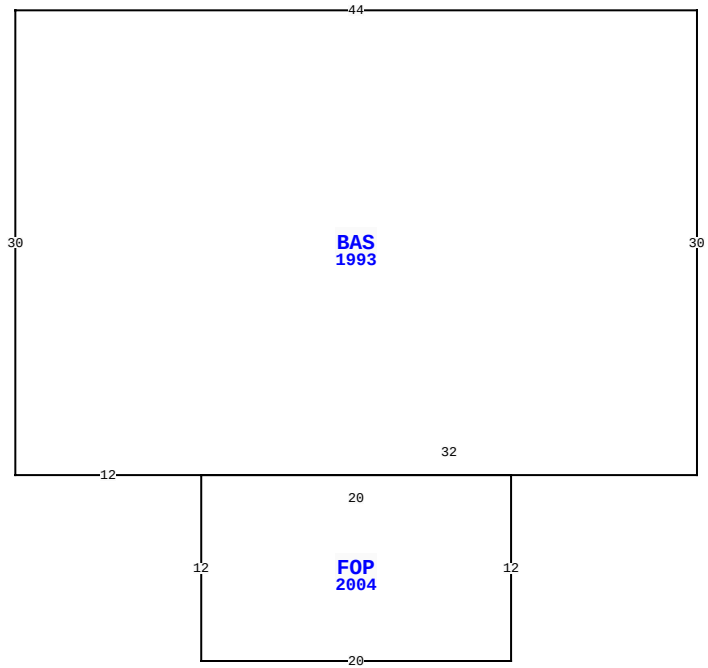
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 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	1,320	100	1,320	106,612
FOP	240	30	72	5,816
TOTALS	1,560		1,392	112,428

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,392	105.6000	95.30	132,658	1989	1990	0	0	0	15.25	84.75

1 SINGLE FAM – 100% - 0 Heated Area: 1320 HX Base Yr



54522 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		112,428
TOTAL MARKET OB/XF VALUE		6,460
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		163,888
SOH/AGL Deduction		75,418
ASSESSED VALUE		88,470
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		33,470
TOTAL JUST VALUE		163,888
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		141,864

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313696	REPAIR/RRF	4,000	10/01/2013
4010	N/A	15,000	04/09/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1118/0338	3/04/2003	WD	U	I	06	100
GRANTOR: NAPIER WARREN JR & BE						
GRANTEE: NAPIER BETTY L						
0378/0407	2/01/1983	WD	U	V		3,700
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W44 S30 E12 FOP=[YR=2004] S12 E20 N12 W20$ E32 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	12	15	180.00	SF	20.10	20.10	100	1988	1988	3	20	724	
4	0810	CONCRETE A	0	100	12	12	144.00	SF	6.50	6.50	100	1989	1989	3	59.5	557	
5	0812	CONCRETE C	0	100	0	0	1,596.00	SF	4.00	4.00	100	1995	1995	3	72	4,596	
6	0681	POLE SHED	0	100	0	0	144.00	SF	15.00	15.00	100	1998	1998	3	27	583	

LAND DESCRIPTION

TOTAL OB/XF 6,460

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	161.00	257.00	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