

TRACT 33
IN OR 2210/1185
NASSAU VILLAGE WEST PB 5/23

SMITH EDITH B L/E/
54438 LAWHON ROAD
CALLAHAN, FL 32011

2023

37-1N-25-299F-0033-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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

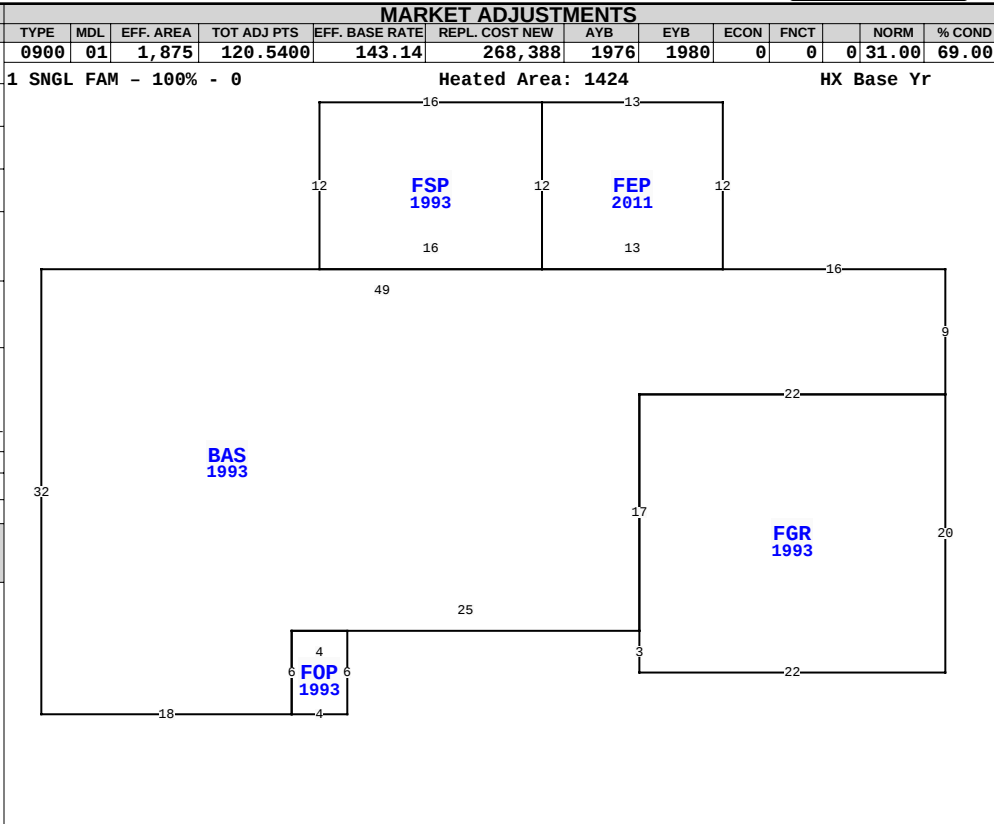
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,424	100	1,424	140,643
FEP	156	80	125	12,346
FGR	440	55	242	23,902
FOP	24	30	7	691
FSP	192	40	77	7,605

TOTALS	2,236		1,875	185,188
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0511	GARAGE CB-	0	100	27	32	864.00	SF	40.00	40.00	
3	0681	POLE SHED	0	100	11	32	352.00	SF	15.00	15.00	
4	0812	CONCRETE C	0	100	0	0	1,738.00	SF	4.00	4.00	
5	0350	CARPORT WD	0	100	20	18	360.00	SF	13.00	13.00	
6	0350	CARPORT WD	0	100	28	24	672.00	SF	13.00	13.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0005	RM	150.00	296.00	1.00	LT	



54438 LAWHON RD, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF											
18,779											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		185,188	
TOTAL MARKET OB/XF VALUE		18,779	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		248,967	
SOH/AGL Deduction		128,687	
ASSESSED VALUE		120,280	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		65,280	
TOTAL JUST VALUE		248,967	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		196,033	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2210/1185	7/16/2018	LE	U	I	11	100	
GRANTOR: SMITH WAYNE A & EDITH							
GRANTEE: STOKES JENNIFER							
0368/0757	9/01/1982	WD	U	V		3,300	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W16 FEP=[YR=2011] N12 W13 FSP=[YR=1993] W16 S12 E16 N12\$ S12 E13\$ W49 S32 E18 FOP=[YR=1993] E4 N6 W4 S6\$ N6 E25 FGR=[YR=1993] S3E22 N20 W22 S17\$ N17 E22 N9\$.											