TRACT 34
IN OR 2210/1187
R359499 & R359500

STOKES JENNIFER
54412 LAWHON RD
CALLAHAN, FL 32011

2023

37-1N-25-299F-0034-0000

BUILDING CHARACTERISTICS

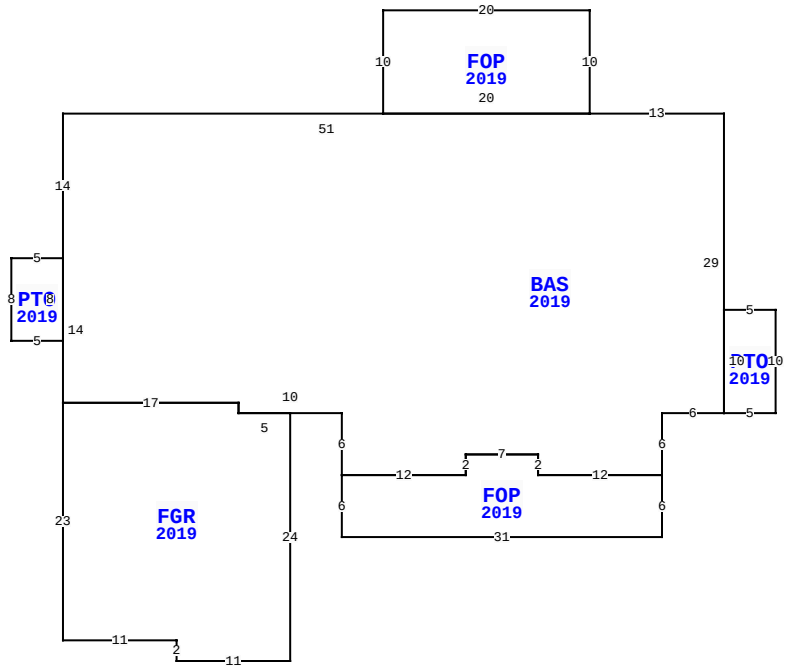
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,011	100	2,011	249,158
FGR	523	55	288	35,683
FOP	200	30	60	7,434
FOP	200	30	60	7,434
PTO	40	5	2	248
PTO	50	5	2	248
TOTALS	3,024		2,423	300,203

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,423	104.8600	124.52	301,712	2020	2020	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2021 Heated Area: 2011 HX Base Yr 2021



54412 LAWHON RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		300,203
TOTAL MARKET OB/XF VALUE		6,876
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		352,079
SOH/AGL Deduction		126,281
ASSESSED VALUE		225,798
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		175,798
TOTAL JUST VALUE		352,079
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		276,299

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000846	CO ISSUED	0	01/29/2020
19006143	NEW CONSTR	273,711	06/01/2019
18003344	DEMOLITION	5,500	04/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2210/1187	7/16/2018	WD	U	I	11	100
GRANTOR: SMITH WAYNE A & EDITH						
GRANTEE: STOKES JENNIFER						
0559/1207	12/29/1988	WD	U	V	18	100
GRANTOR: SMITH WAYNE & DEBRA						
GRANTEE: SMITH WAYNE A JR L/						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W13 FOP=[YR=2019] N10 W20 S10 E20$ W51 S14 PTO=[YR=2019] W5 S8 E5 N8$ S14 FGR=[YR=2019] S23 E11 S2 E11 N24 W5 N1 W17$ E17 S1 E10 S6 FOP=[YR=2019] S6 E31 N6 W12 N2 W7 S2 W12$ E12 N2 E7 S2 E12 N6 E6 PTO=[YR=2019] E5 N10 W5 S10$ N29$.

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
4	0810	CONCRETE A	0	100	0	0	530.00	SF	6.50	6.50	100	2020	2020	3	99	3,411	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465	

LAND DESCRIPTION

TOTAL OB/XF 6,876

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	308.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 01/08/2020 BY KB Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS