TRACT 37
IN OR 550 PG 220
R240762 & R240761

COHEE JOHN C & GUELDA L
54318 LAWHON ROAD
CALLAHAN, FL 32011

2023

37-1N-25-299F-0037-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 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		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	02	Quality Level 02

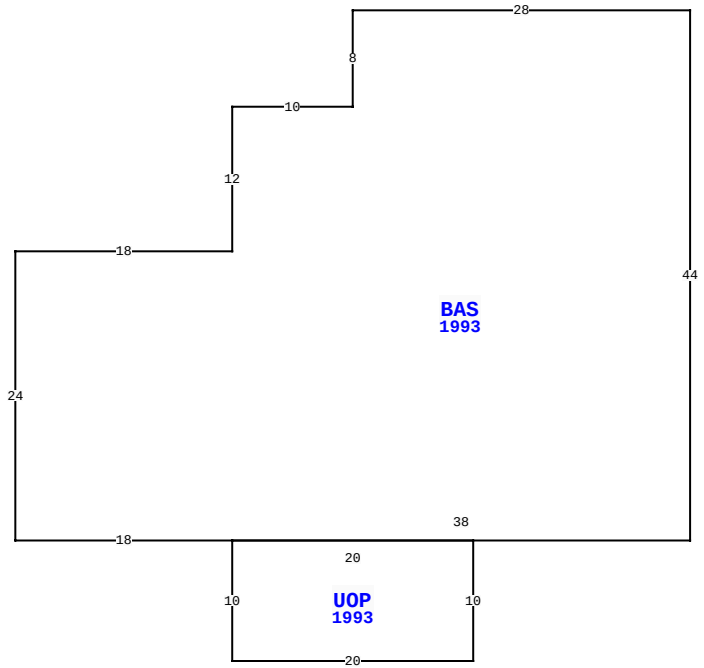
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,024	100	2,024	29,504
UOP	200	25	50	729
TOTALS	2,224		2,074	30,233

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,074	74.7600	48.59	100,776	1979	1979	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 2024 HX Base Yr



54318 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		30,233
TOTAL MARKET OB/XF VALUE		35,605
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		110,838
SOH/AGL Deduction		45,011
ASSESSED VALUE		65,827
TOTAL EXEMPTION VALUE	HX HB	40,827
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		110,838
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		89,098

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428710	GARAGE	46,728	05/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0550/0220	8/15/1988	WD	Q	I		45,000
GRANTOR: BURCH RITA A						
GRANTEE: COHEE JOHN C						
0489/0545	5/01/1986	QC	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 S8 W10 S12 W18 S24 E18 UOP=[YR=1993] S10 E20 N10 W20 $ E38 N44 $.

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	60	2,100	
3	0866	POOL FIBER	0	100	14	26	364.00	SF	72.00	72.00	100	1985	1985	3	20	5,242	
4	0825	BRICK	0	100	4	20	80.00	SF	12.50	12.50	100	1985	1985	3	82	820	
5	0940	SHEDS/PORT	0	100	9	12	108.00	SF	20.10	20.10	100	1985	1985	3	20	434	
6	0845	KOOL DECK	0	100	92	3	276.00	SF	7.25	7.25	100	1985	1985	3	49.5	990	
7	0810	CONCRETE A	0	100	36	4	144.00	SF	6.50	6.50	100	1980	1980	3	35	328	
8	1242	WD DECK A	0	100	10	16	160.00	SF	10.00	10.00	100	1980	1980	3	20	320	
9	0811	CONCRETE B	0	100	160	10	1,600.00	SF	5.20	5.20	100	1985	1985	3	49.5	4,118	
10	0350	CARPORT WD	0	100	12	16	192.00	SF	13.00	13.00	100	2011	2011	3	55	1,373	
11	0351	CARPORT MT	0	100	20	25	500.00	SF	10.00	10.00	100	2014	2014	3	70	3,500	

TOTAL OB/XF 19,225

LAND DESCRIPTION

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	170.00	263.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 11/19/2019 BY KBA 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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BUILDING DIMENSIONS

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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
12	0510	GARAGE WD-	0	100	20	30	600.00	SF	35.00	35.00	100	2014	2014	3	78	16,380	

LAND DESCRIPTION

TOTAL OB/XF 16,380

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 11/19/2019 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS