TRACT 61
NASSAU VILLAGE WEST PB 5/23

TRAVERS RALPH
54100 LAWHON ROAD
CALLAHAN, FL 32011

2023

37-1N-25-299F-0061-0000

BUILDING CHARACTERISTICS

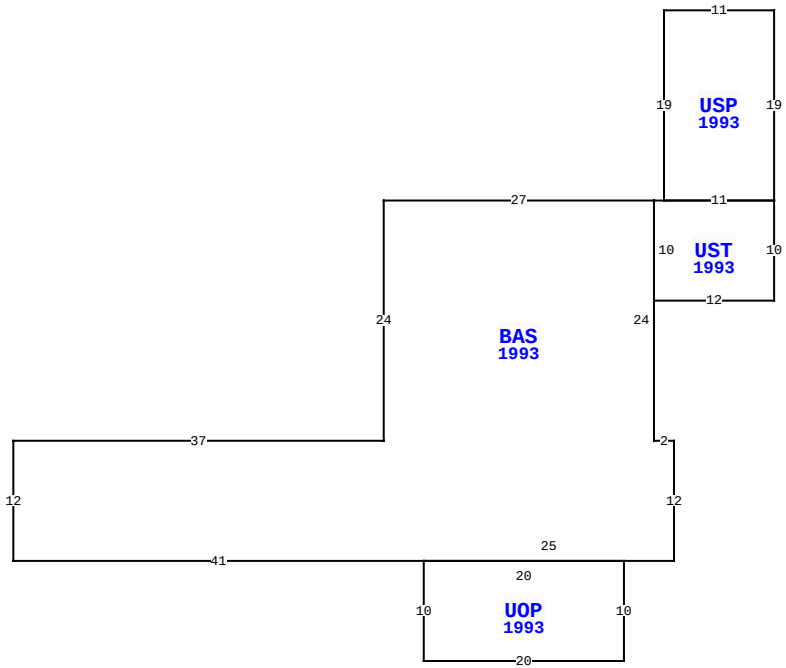
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03
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	1,440	100	1,440	30,439
UOP	200	25	50	1,057
USP	209	50	104	2,198
UST	120	55	66	1,395
TOTALS	1,969		1,660	35,089

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,660	108.4000	70.46	116,964	1975	1975	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2021 Heated Area: 1440 HX Base Yr 2021



54100 LAWHON RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		35,089
TOTAL MARKET OB/XF VALUE		18,746
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		98,835
SOH/AGL Deduction		37,558
ASSESSED VALUE		61,277
TOTAL EXEMPTION VALUE	HX HB	36,277
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		98,835
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		69,792

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2278/0377	5/31/2019	WD	Q	I	01	53,500
GRANTOR: HARVALLEN PROPERTIES						
GRANTEE: TRAVERS RALPH						
2267/1781	4/11/2019	WD	U	I	37	30,000
GRANTOR: ROBERTS RACHEL CHRIST						
GRANTEE: HARVALLEN PROPERTIE						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=1993] W11 S19 UST=[YR=1993] W1 BAS=[YR=1993] W27 S24 W37 S12 E41 UOP=[YR=1993] S10 E20 N10 W20$ E25 N12 W2 N24$ S10 E12 N10 W11$ E11 N19$.

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	0811	CONCRETE B	0	100	0	0	739.00	SF	5.20	5.20	100	1980	1980	3	35	1,345	
2	0350	CARPORT WD	0	100	14	28	392.00	SF	13.00	13.00	100	1988	1988	3	20	1,019	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	
4	0511	GARAGE CB-	0	100	28	32	896.00	SF	36.00	36.00	100	1977	1977	3	29	9,354	
6	0940	SHEDS/PORT	0	100	10	20	200.00	SF	19.50	19.50	100	1984	1984	3	20	780	
7	0810	CONCRETE A	0	100	0	0	811.00	SF	6.50	6.50	100	2004	2004	3	86	4,533	

LAND DESCRIPTION

TOTAL OB/XF 18,746

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	305.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS