TRACT 62
NASSAU VILLAGE WEST PB 5/23

DOAN DONALD P
54058 LAWHON ROAD
CALLAHAN, FL 32011

2023

37-1N-25-299F-0062-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 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
Occupancy	00	NONE 100
Quality	05	Quality Level 05

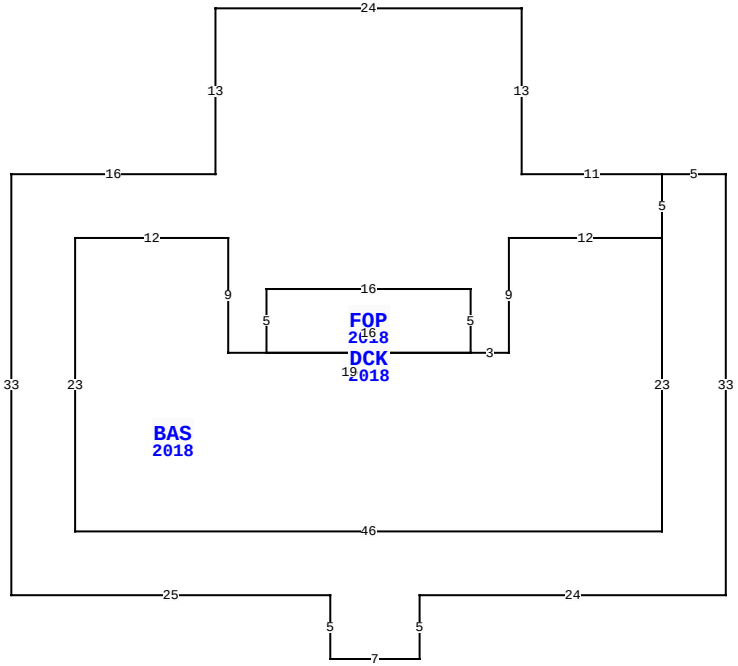
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	860	100	860	136,061
DCK	2,195	10	220	34,806
FOP	80	30	24	3,797
TOTALS	3,135		1,104	174,664

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,104	135.2560	160.62	177,324	2018	2018	0	0	0	1.50	98.50

2 SNGL FAM – 100% - 2020 Heated Area: 860 HX Base Yr 2020



54058 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		174,664
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		219,664
SOH/AGL Deduction		75,843
ASSESSED VALUE		143,821
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		93,821
TOTAL JUST VALUE		219,664
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		178,046

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18011554	CO ISSUED	0	11/20/2018
18009346	NEW CONSTR	108,147	09/13/2018
6933	MH MOVE-ON	10,704	09/15/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2283/1608	6/14/2019	WD	Q	I	01	207,000
GRANTOR: MOUNCE JACK & RACQUEL						
GRANTEE: DOAN DONALD P						
2203/0213	6/05/2018	WD	Q	I	01	40,000
GRANTOR: GREEN DR SYLVIA W						
GRANTEE: MOUNCE JACK & RACQU						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2018] W5 S5 BAS=[YR=2018] W12 S9 W3 FOP=[YR=2018] N5 W16 S5 E16$ W19 N9 W12 S23 E46 N23$ N5 W11 N13 W24 S13 W16 S33 E25 S5 E7 N5 E24 N33$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0006	RM	147.00	305.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 11/16/2018 BY KB Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS