TRACT 9
IN OR 2091/1470
R223928 & R621924

LAROCHE LAURA M
54221 LAWHON RD
CALLAHAN, FL 32011

2024

37-1N-25-299F-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

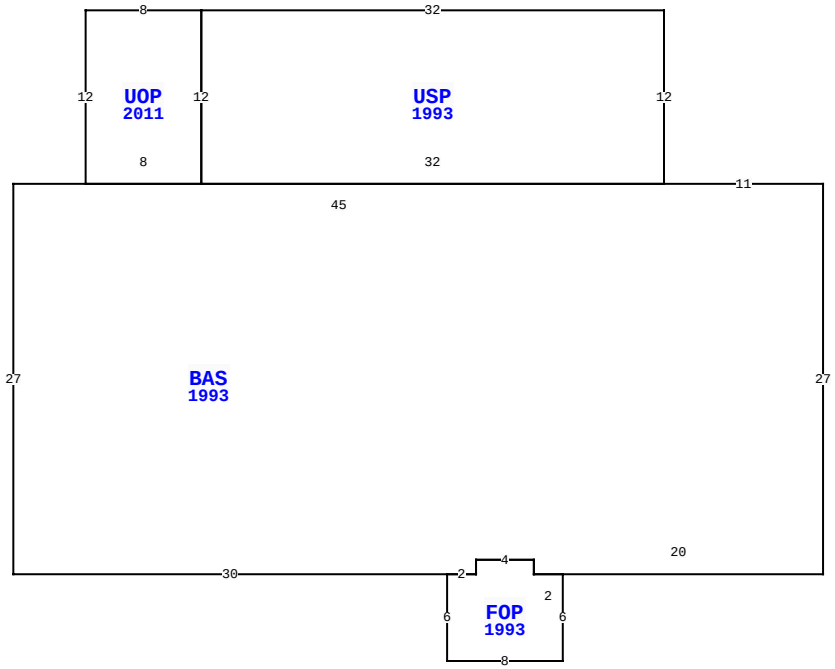
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,508	100	1,508	39,015
FOP	52	30	16	414
UOP	96	25	24	621
USP	384	50	192	4,967
TOTALS	2,040		1,740	45,017

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,740	123.2000	86.24	150,058	1984	1995	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2017 Heated Area: 1508 HX Base Yr 2017



54221 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		45,017
TOTAL MARKET OB/XF VALUE		2,834
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		92,851
SOH/AGL Deduction		27,696
ASSESSED VALUE		65,155
TOTAL EXEMPTION VALUE	HX HB	40,155
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		92,851
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		96,673

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R002742	REPAIR/RRF	6,700	06/01/2000
4798	XFOB	1,624	04/06/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2091/1470	12/22/2016	WD	Q	I	01	80,000
GRANTOR: PETTIT JACK A JR & KR						
GRANTEE: LAROCHE LAURA M						
1775/1206	1/16/2012	QC	U	I	11	100
GRANTOR: WILLIAMS RAY H						
GRANTEE: PETTIT JACK A JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 USP=[YR=1993] N12 W32 UOP=[YR=2011] W8 S12 E8 N12$ S12 E32 $ W45 S27 E30 FOP=[YR=1993] S6 E8 N6 W2 N1 W4 S1 W2$ E2 N1E4 S1 E20 N27$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	56	1,960	
2	0940	SHEDS/PORT	0	100	10	20	64.00	SF	19.50	19.50	100	1980	1980	3	20	250	
3	0940	SHEDS/PORT	0	100	10	16	160.00	SF	19.50	19.50	100	1993	1993	3	20	624	

LAND DESCRIPTION

TOTAL OB/XF 2,834

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	291.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 02/10/2022 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS