

TRACT 10
IN OR 1396/1765
1993 SHOR DW/MH

MCELROY DANNY E & DONNA
54249 LAWHON ROAD
CALLAHAN, FL 32011

2024

37-1N-25-299F-0010-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	1,575	100	1,575	62,684
FOP	48	30	14	557
FSP	432	60	259	10,308
FSP	201	60	121	4,816
UCP	312	20	62	2,467

TOTALS	2,568		2,031	80,832
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0350	CARPORT WD	0 100	18	36	648.00	SF	13.00	13.00	100	1984
2	0940	SHEDS/PORT	0 100	10	20	200.00	SF	19.50	19.50	100	1992
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1993
4	0810	CONCRETE A	0 100	18	8	144.00	SF	6.50	6.50	100	2000
5	0940	SHEDS/PORT	0 100	10	8	80.00	SF	18.30	18.30	100	2000
6	0350	CARPORT WD	0 100	31	10	310.00	SF	8.58	8.58	100	2000
7	0351	CARPORT MT	0 100	18	20	360.00	SF	10.00	10.00	100	2008
8	0351	CARPORT MT	0 100	18	20	360.00	SF	10.00	10.00	100	2008

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	100	0005	RM	150.00	291.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	2,031	123.6000	86.52	175,722	1993	2000	0	0	0 54.00	46.00
1 M/H 93- - 100% - 2007											
Heated Area: 1575											
HX Base Yr 2007											
FSP 1993 FOP 2006 UCP 2006 BAS 1993 FSP 2006											
54249 LAWHON RD, CALLAHAN											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE											

L N	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	0350	CARPORT WD	0 100	18	36	648.00	SF	13.00	13.00	100	1984	1984	3	20	1,685	
2	0940	SHEDS/PORT	0 100	10	20	200.00	SF	19.50	19.50	100	1992	1992	3	20	780	
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	74	2,590	
4	0810	CONCRETE A	0 100	18	8	144.00	SF	6.50	6.50	100	2000	2000	3	79	739	
5	0940	SHEDS/PORT	0 100	10	8	80.00	SF	18.30	18.30	100	2000	2000	3	20	293	
6	0350	CARPORT WD	0 100	31	10	310.00	SF	8.58	8.58	100	2000	2000	3	20	532	
7	0351	CARPORT MT	0 100	18	20	360.00	SF	10.00	10.00	100	2008	2008	3	35	1,260	
8	0351	CARPORT MT	0 100	18	20	360.00	SF	10.00	10.00	100	2008	2008	3	35	1,260	

TOTAL OB/XF											
9,139											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	100	0005	RM	150.00	291.00	1.00	LT	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		80,832	
TOTAL MARKET OB/XF VALUE		9,139	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		134,971	
SOH/AGL Deduction		54,897	
ASSESSED VALUE		80,074	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		30,074	
TOTAL JUST VALUE		134,971	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		138,926	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
93288	MH MOVE-ON	40,000	01/01/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1396/1765	3/17/2006	WD	Q	I		135,000	
GRANTOR: JOHNSON RONALD L							
GRANTEE: MCELROY DANNY E & D							
0384/0078	4/01/1983	WD	Q	V		7,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											
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BUILDING DIMENSIONS											
UCP=[YR=2006] W26 FOP=[YR=2006] W4 FSP=[YR=1993] W36 S12 BAS=[YR=1993] S24 E21 FSP=[YR=2006] S8 E24 N8 W1 N1 W9 S1 W14\$ E14 N1 E9 S1 E22 N24 W66\$ E36 N12\$ S12 E4 N12\$ S12 E26 N12\$.											