



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3 100	
Bathrooms	2 100	
Frame	02	WOOD FRAME 100
Stories	1. 100	
Units	1 100	
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

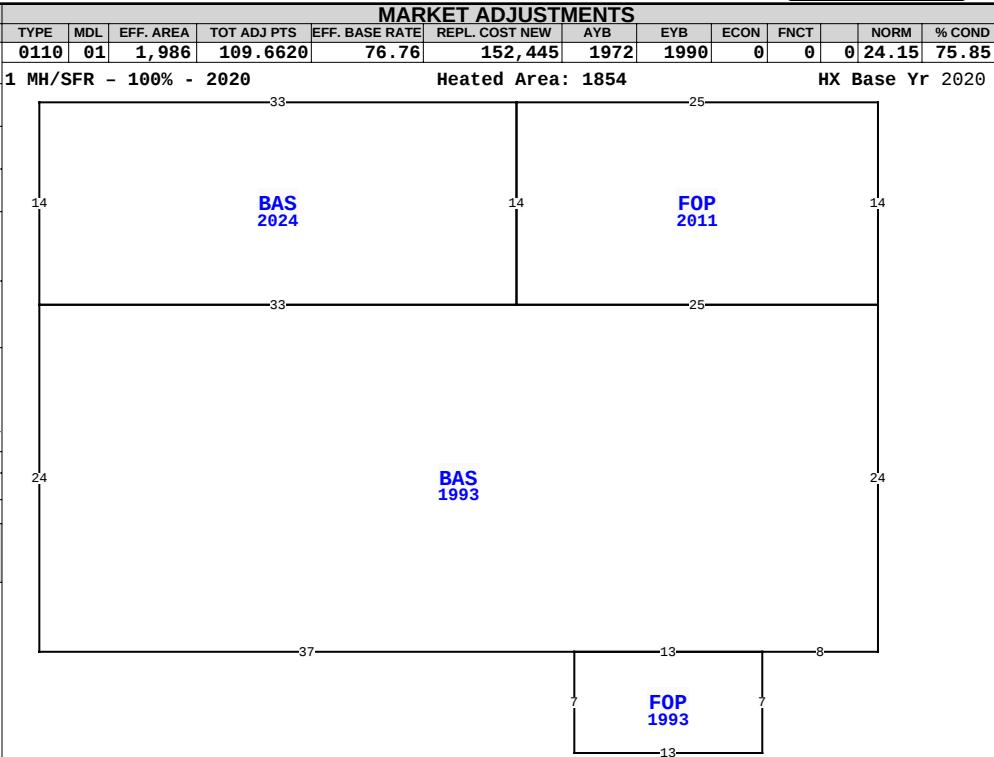
Quality	03	Quality Level 03
DOR CODE	0200 MOBILE HOME	
MAP NUM	MKT AREA	08
NEIGHBORHOOD/LOC 8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,392	100	1,392	81,046
BAS	462	100	462	26,899
FOP	91	30	27	1,572
FOP	350	30	105	6,114

TOTALS	2,295	1,986	115,630
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0510	GARAGE WD-	0	100	30	30	900.00	SF	24.85	24.85	4,473
2	1242	WD DECK A	0	100	0	0	276.00	SF	10.00	10.00	552
3	0810	CONCRETE A	0	100	0	0	377.00	SF	6.50	6.50	1,936
4	0825	BRICK	0	100	0	0	200.00	SF	8.75	8.75	1,645
5	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	1,400
6	0462	ST/AL FNC	0	100	0	0	288.00	SF	10.00	10.00	806

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



54483 LAWHON RD, CALLAHAN				BLD DATE					LGL DATE	
				XF DATE					LAND DATE	
				INC DATE					AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
900.00	SF	24.85	24.85	100	1980	1980	3	20	4,473	
276.00	SF	10.00	10.00	100	2000	2000	3	20	552	
377.00	SF	6.50	6.50	100	2000	2000	3	79	1,936	
200.00	SF	8.75	8.75	100	2000	2000	3	94	1,645	
1.00	UT	5,000.00	5,000.00	100	2000	2000	3	28	1,400	
288.00	SF	10.00	10.00	100	2000	2000	3	28	806	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6			Tax Dist:
BUILDING MARKET VALUE			115,630
TOTAL MARKET OB/XF VALUE			10,812
TOTAL LAND VALUE - MARKET			45,000
TOTAL MARKET VALUE			171,442
SOH/AGL Deduction			18,784
ASSESSED VALUE			152,658
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			102,658
TOTAL JUST VALUE			171,442
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			158,262

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2305/0587	9/18/2019	WD	Q	I	01
GRANTOR: BROOME BARBARA					SALE PRICE
GRANTEE: CARLTON KATHLEEN &					170,000

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS=[YR=1993;ORIG=-58,14] S24 E37 E13 E8 N24 W25 W33 \$					
FOP=[YR=2011;ORIG=0,0] W25 S14 E25 N14 \$					
FOP=[YR=1993;ORIG=-21,38] S7 E13 N7 W13 \$					
BAS=[YR=2024;ORIG=-58,0] E33 S14 W33 N14 \$					