TRACT 33
IN OR 2210/1185
NASSAU VILLAGE WEST PB 5/23

SMITH EDITH B L/E/
54438 LAWHON ROAD
CALLAHAN, FL 32011

**2024**

**37-1N-25-299F-0033-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

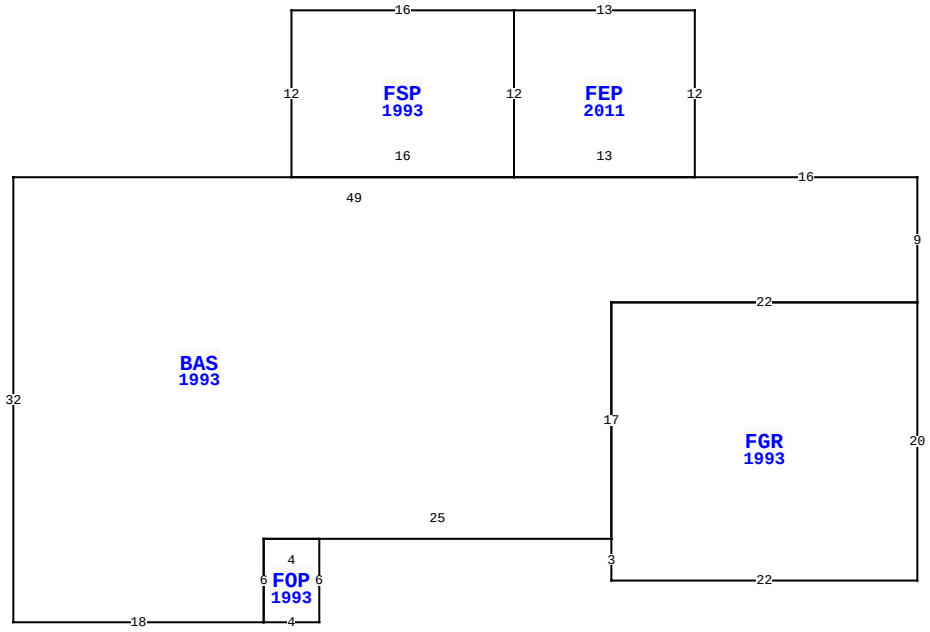
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 06 | DIST 1D 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |
| 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 | 1,424 | 100 | 1,424 | 146,979 |
| FEP | 156 | 80 | 125 | 12,902 |
| FGR | 440 | 55 | 242 | 24,979 |
| FOP | 24 | 30 | 7 | 723 |
| FSP | 192 | 40 | 77 | 7,947 |
| TOTALS | 2,236 | | 1,875 | 193,530 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,875 | 120.5400 | 150.68 | 282,525 | 1976 | 1980 | 0 | 0 | 0 | 31.50 | 68.50 |

1 SNGL FAM – 100% - 0 Heated Area: 1424 HX Base Yr




54438 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 | | 193,530 |
| TOTAL MARKET OB/XF VALUE | | 18,189 |
| TOTAL LAND VALUE - MARKET | | 45,000 |
| TOTAL MARKET VALUE | | 256,719 |
| SOH/AGL Deduction | | 132,831 |
| ASSESSED VALUE | | 123,888 |
| TOTAL EXEMPTION VALUE | HX HB WX | 55,000 |
| BASE TAXABLE VALUE | | 68,888 |
| TOTAL JUST VALUE | | 256,719 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 248,967 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2210/1185 | 7/16/2018 | LE | U | I | 11 | 100 |
| GRANTOR: SMITH WAYNE A & EDITH | | | | | | |
| GRANTEE: STOKES JENNIFER | | | | | | |
| 0368/0757 | 9/01/1982 | WD | U | V | | 3,300 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W16 FEP=[YR=2011] N12 W13 FSP=[YR=1993] W16 S12 E16 N12$ S12 E13$ W49 S32 E18 FOP=[YR=1993] E4 N6 W4 S6$ N6 E25 FGR=[YR=1993] S3E22 N20 W22 S17$ N17 E22 N9$.

## 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 | 1976 | 1976 | 3 | 38 | 1,330 | |
| 2 | 0511 | GARAGE CB- | 0 | 100 | 27 | 32 | 864.00 | SF | 40.00 | 40.00 | 100 | 1976 | 1976 | 3 | 27 | 9,331 | |
| 3 | 0681 | POLE SHED | 0 | 100 | 11 | 32 | 352.00 | SF | 15.00 | 15.00 | 100 | 1990 | 1990 | 3 | 20 | 1,056 | |
| 4 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,738.00 | SF | 4.00 | 4.00 | 100 | 1988 | 1988 | 3 | 54.5 | 3,789 | |
| 5 | 0350 | CARPORT WD | 0 | 100 | 20 | 18 | 360.00 | SF | 13.00 | 13.00 | 100 | 1988 | 1988 | 3 | 20 | 936 | |
| 6 | 0350 | CARPORT WD | 0 | 100 | 28 | 24 | 672.00 | SF | 13.00 | 13.00 | 100 | 1990 | 1990 | 3 | 20 | 1,747 | |

## LAND DESCRIPTION

TOTAL OB/XF 18,189

| 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 | 0005 | RM | 150.00 | 296.00 | 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