TRACT 34
IN OR 2210/1187
R359499 & R359500

STOKES JENNIFER
54412 LAWHON RD
CALLAHAN, FL 32011

**2024**

**37-1N-25-299F-0034-0000**

## BUILDING CHARACTERISTICS

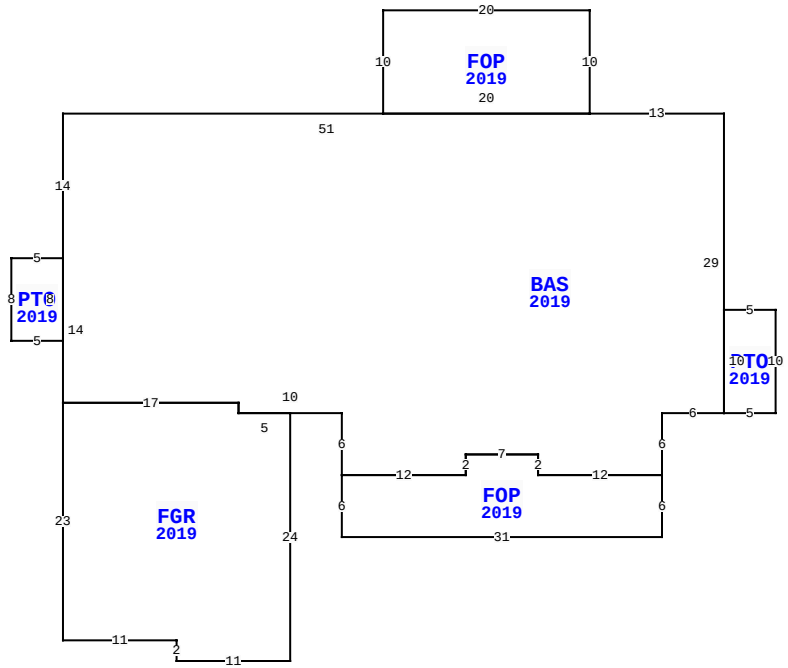
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| 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 | 2,011 | 100 | 2,011 | 260,966 |
| FGR | 523 | 55 | 288 | 37,373 |
| FOP | 200 | 30 | 60 | 7,786 |
| FOP | 200 | 30 | 60 | 7,786 |
| PTO | 40 | 5 | 2 | 259 |
| PTO | 50 | 5 | 2 | 259 |
| TOTALS | 3,024 | | 2,423 | 314,431 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,423 | 104.8600 | 131.08 | 317,607 | 2020 | 2020 | 0 | 0 | 0 | 1.00 | 99.00 |

1 SNGL FAM – 100% - 2021 Heated Area: 2011 HX Base Yr 2021




54412 LAWHON RD, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 314,431 |
| TOTAL MARKET OB/XF VALUE | | 6,876 |
| TOTAL LAND VALUE - MARKET | | 45,000 |
| TOTAL MARKET VALUE | | 366,307 |
| SOH/AGL Deduction | | 133,735 |
| ASSESSED VALUE | | 232,572 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 182,572 |
| TOTAL JUST VALUE | | 366,307 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 352,079 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20000846 | CO ISSUED | 0 | 01/29/2020 |
| 19006143 | NEW CONSTR | 273,711 | 06/01/2019 |
| 18003344 | DEMOLITION | 5,500 | 04/01/2018 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2210/1187 | 7/16/2018 | WD | U | I | 11 | 100 |
| GRANTOR: SMITH WAYNE A & EDITH | | | | | | |
| GRANTEE: STOKES JENNIFER | | | | | | |
| 0559/1207 | 12/29/1988 | WD | U | V | 18 | 100 |
| GRANTOR: SMITH WAYNE & DEBRA | | | | | | |
| GRANTEE: SMITH WAYNE A JR L/ | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2019] W13 FOP=[YR=2019] N10 W20 S10 E20$ W51 S14 PTO=[YR=2019] W5 S8 E5 N8$ S14 FGR=[YR=2019] S23 E11 S2 E11 N24 W5 N1 W17$ E17 S1 E10 S6 FOP=[YR=2019] S6 E31 N6 W12 N2 W7 S2 W12$ E12 N2 E7 S2 E12 N6 E6 PTO=[YR=2019] E5 N10 W5 S10$ N29$.

## 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 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 530.00 | SF | 6.50 | 6.50 | 100 | 2020 | 2020 | 3 | 99 | 3,411 | |
| 2 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2020 | 2020 | 3 | 99 | 3,465 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,876

| 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 | 308.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 45,000.00 | 45,000.00 | 45,000 | | | | | | | |

REVIEW DATE 01/08/2020 BY KB Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS