IN OR 1159/1073
EX 10-13
1984 SW/MH EDGE

LAWSON DANNY & LINDA
95164 POPLAR WAY
FERNANDINA BEACH, FL 32034

2025

37-1N-25-0000-0010-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

54278 ROY BOOTH RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	104,100
TOTAL MARKET VALUE	104,100
SOH/AGL Deduction	44,285
ASSESSED VALUE	59,815
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	59,815
TOTAL JUST VALUE	104,100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	62,460

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003029	MH MOVE-ON	0	03/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1159/1073	8/05/2003	WD	U	I	11	70,000
GRANTOR: FREDERICK RANDALL G &						
GRANTEE: LAWSON DANNY & LIND						
0917/0515	1/28/2000	WD	Q	V		45,000
GRANTOR: KING VICKI LYNN						
GRANTEE: FREDERICK RANDALL &						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	RES	0	0006	OR	0.00	0.00	3.47	AC		1.00	1.00	1.00	30,000.00	30,000.00	104,100							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 3.47 Total Land Value: 104,100 Market: 0 Agricultural: 0 Common: 104,100 PRINTED 07/30/2025 BY SYS