TRACT 3
IN OR 2247/1238
NASSAU VILLAGE WEST PB 5/23

OWENS LESLIE C
54029 LAWHON ROAD
CALLAHAN, FL 32011

**2025**

**37-1N-25-299F-0003-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 06 | DIST 1D 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 05 | Quality Level 05 |

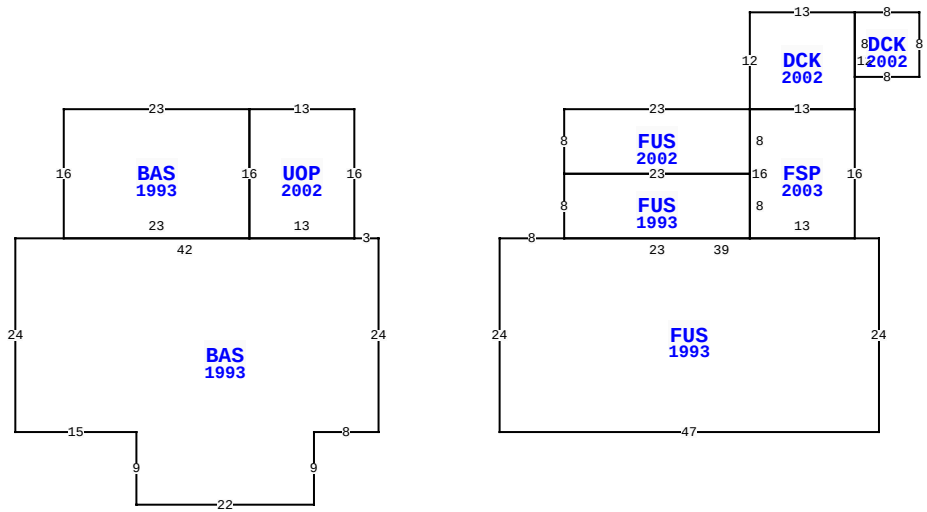
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 368 | 100 | 1993 | 368 | 37,883 |
| BAS | 1,278 | 100 | 1993 | 1,278 | 131,562 |
| DCK | 64 | 10 | 2002 | 6 | 618 |
| DCK | 156 | 10 | 2002 | 16 | 1,647 |
| FSP | 208 | 40 | 2003 | 83 | 8,544 |
| FUS | 184 | 100 | 1993 | 184 | 18,941 |
| FUS | 1,128 | 100 | 1993 | 1,128 | 116,120 |
| FUS | 184 | 100 | 2002 | 184 | 18,941 |
| UOP | 208 | 20 | 2002 | 42 | 4,324 |
| TOTALS | 3,778 | | | 3,289 | 338,581 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,289 | 121.1100 | 121.11 | 398,331 | 1988 | 1993 | 0 | 0 | 0 | 15.00 | 85.00 |

1 SINGLE FAM – 0% - 0 Heated Area: 3142 HX Base Yr




54029 LAWHON RD, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 03/31/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 338,581 |
| TOTAL MARKET OB/XF VALUE | 920 |
| TOTAL LAND VALUE - MARKET | 50,000 |
| TOTAL MARKET VALUE | 389,501 |
| SOH/AGL Deduction | 22,366 |
| ASSESSED VALUE | 367,135 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 367,135 |
| TOTAL JUST VALUE | 389,501 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 368,528 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R5258 | REPAIR/RRF | 4,500 | 07/01/2003 |
| B10551 | ADDITION | 15,648 | 12/01/2002 |
| 3797 | N/A | 19,495 | 12/31/1986 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2247/1238 | 12/31/2018 | WD | Q | I | 01 | 220,000 |
| GRANTOR: CASWELL DAVID & CRYST | | | | | | |
| GRANTEE: OWENS LESLIE C | | | | | | |
| 1952/0068 | 12/11/2014 | WD | U | I | 37 | 51,400 |
| GRANTOR: FISCHER TONNA G REVOC | | | | | | |
| GRANTEE: CASWELL DAVID & CRY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W3 UOP=[YR=2002] N16 W13 BAS=[YR=1993] W23 S16 E23 N16 $ S16 E13 $ W42 S24 E15 S9 E22 N9 E8 N24 $ PTR= E15 FUS=[YR=1993] E8 FUS=[YR=1993] N8 FUS=[YR=2002] N8 E23 DCK=[YR=2002] N12 E13 DCK=[YR=2002] E8 S8 W8 N8 $ S12 W13 $ FSP=[YR=2003] E13 S16 W13 N16 $ S8 W23 $ E23 S8 W23 $ E39 S24 W47 N24 $ W15 $ .

## 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 | 0 | 59 | 3 | 177.00 | SF | 6.50 | 6.50 | 100 | 2002 | 2002 | 3 | 80 | 920 | |

## LAND DESCRIPTION

TOTAL OB/XF 920

| 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 | RM | 176.00 | 296.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 50,000.00 | 50,000.00 | 50,000 | | | | | | | |

REVIEW DATE 04/30/2020 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS