TRACT 5
IN OR 1447/554
R583614 & R583615

BOMMARITO CARLO
54103 LAWHON ROAD SOUTH
CALLAHAN, FL 32011

2025

37-1N-25-299F-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

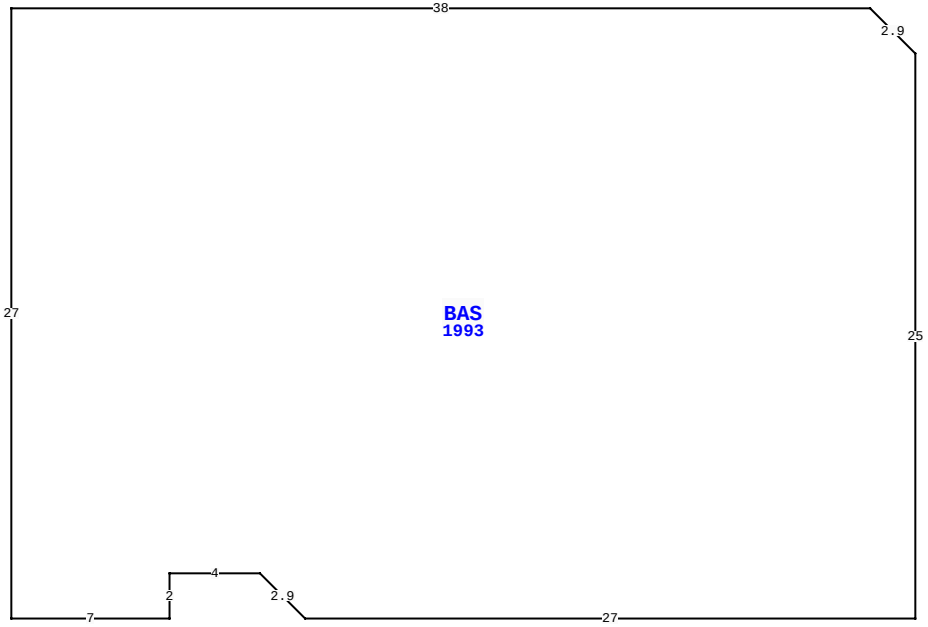
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,068	100	1993	1,068	29,887
TOTALS	1,068			1,068	29,887

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,068	116.6000	93.28	99,623	1991	1991	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2007 Heated Area: 1068 HX Base Yr 2007



54103 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		29,887
TOTAL MARKET OB/XF VALUE		547
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		80,434
SOH/AGL Deduction		42,170
ASSESSED VALUE		38,264
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		13,264
TOTAL JUST VALUE		80,434
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		71,730

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8625	MH MOVE-ON	22,900	08/01/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1447/0554	9/26/2006	WD	Q	I		62,000
GRANTOR: COTHREN HENRY B & BRE						
GRANTEE: BOMMARITO CARLO						
0291/0386	12/01/1972	WD	Q	V		3,300
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W38 S27 E7 N2 E4 R2 D2 E27 N25 U2 L2 $.

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	0351	CARPORT MT	0	100	10	14	140.00	SF	6.90	6.90	100	1992	1992	3	20	193	
2	0940	SHEDS/PORT	0	100	10	8	80.00	SF	20.10	20.10	100	2005	2005	3	22	354	

LAND DESCRIPTION

TOTAL OB/XF 547

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	100	0006	RM	150.00	319.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 04/05/2024 BY TWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS