



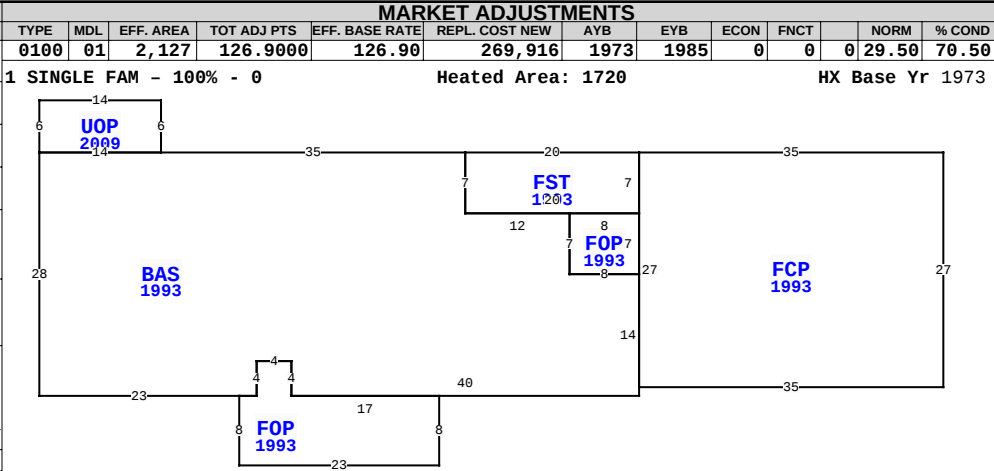
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 90
Interior Wall	05	DRYWALL 10
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,720	100	1993	1,720	153,879
FCP	945	25	1993	236	21,113
FOP	56	30	1993	17	1,521
FOP	200	30	1993	60	5,368
FST	140	55	1993	77	6,889
UOP	84	20	2009	17	1,521

TOTALS	3,145			2,127	190,291
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0510	GARAGE WD-	0	100	23	15	345.00	SF	21.00		
2	0810	CONCRETE A	0	100	0	0	211.00	SF	6.50		
3	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00		
4	1242	WD DECK A	0	100	0	0	160.00	SF	10.00		
5	0845	KOOL DECK	0	100	0	0	562.00	SF	7.25		
6	0681	POLE SHED	0	100	0	0	1,110.00	SF	15.00		
7	0940	SHEDS/PORT	0	100	10	14	140.00	SF	19.50		

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		RM	150.00	291.00	1.00	LT	



54157 LAWHON RD, CALLAHAN	BLD DATE	LGL DATE	03/31/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
8,427											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											6
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						190,291					
TOTAL MARKET OB/XF VALUE						8,427					
TOTAL LAND VALUE - MARKET						50,000					
TOTAL MARKET VALUE						248,718					
SOH/AGL Deduction						121,535					
ASSESSED VALUE						127,183					
TOTAL EXEMPTION VALUE						55,722					
BASE TAXABLE VALUE						71,461					
TOTAL JUST VALUE						248,718					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						235,657					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007658	REPAIR/RRF	14,738	12/01/2017
3514	H/AC	0	09/05/1990

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2580/0375	7/26/2022	LE	U	I	11	100			
GRANTOR: DAVIS LAVERNE									
GRANTEE: MIZELL CARRIE DENNI									
0136/0278	1/01/1972	WD	Q	V		3,300			
GRANTOR:									
GRANTEE:									

BUILDING NOTES											
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BUILDING DIMENSIONS											
FCP=[YR=1993] W35 FST=[YR=1993] W20 BAS=[YR=1993] W35 UOP=[YR=2009] N6 W14 S6 E14\$ W14 S28 E23 FOP=[YR=1993] S8E23 N8 W17 N4 W4 S4W2\$ E2 N4 E4 S4 E40 N14 FOP=[YR=1993] N7W8 S7 E8\$ W8 N7 W12 N7\$ S7 E20N7\$ S27 E35 N27\$.											