

TRACT 9
IN OR 2091/1470
R223928 & R621924

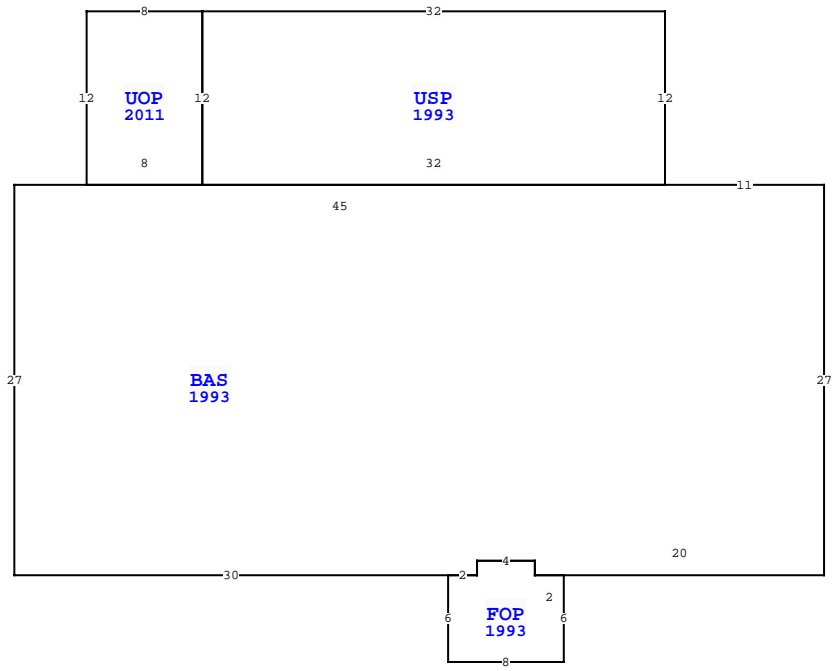
LAROCHE LAURA M
54221 LAWHON RD
CALLAHAN, FL 32011

2025

37-1N-25-299F-0009-0000
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	04	PLYWOOD 50	
Interior Wall	05	DRYWALL 50	
Interior Floo	14	CARPET 80	
Interior Floo	08	SHT VINYL 20	
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	
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
BAS	1,508	100	1993
FOP	52	30	1993
UOP	96	25	2011
USP	384	50	1993
TOTALS	2,040		
			1,740
			51,448

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,740	123.2000	98.56	171,494	1984	1995	0	0	70.00	30.00
1 M/H 93- - 100% - 2017 Heated Area: 1508 HX Base Yr 2017											



VALUATION SUMMARY		PAGE 1 of 1	6
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			51,448
TOTAL MARKET OB/XF VALUE			2,764
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			104,212
SOH/AGL Deduction			37,168
ASSESSED VALUE			67,044
TOTAL EXEMPTION VALUE	HX HB		42,044
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			104,212
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			92,851

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R002742	REPAIR/RRF	6,700	06/01/2000
4798	XFOB	1,624	04/06/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2091/1470	12/22/2016	WD	Q	I	01	80,000
GRANTOR: PETTIT JACK A JR & KR						
GRANTEE: LAROCHE LAURA M						
1775/1206	1/16/2012	QC	U	I	11	100
GRANTOR: WILLIAMS RAY H						
GRANTEE: PETTIT JACK A JR &						

EXTRA FEATURES																
L N	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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	54	1,890	
2	0940	SHEDS/PORT	0	100	10	64.00	SF	19.50	19.50	100	1980	1980	3	20	250	
3	0940	SHEDS/PORT	0	100	10	160.00	SF	19.50	19.50	100	1993	1993	3	20	624	
TOTAL OB/XF 2,764																

BUILDING NOTES											
BLD DATE											
XF DATE											
LGL DATE											
LAND DATE											
AG DATE											
03/31/2025 MLU											

BUILDING DIMENSIONS											
BAS=[YR=1993] W11 USP=[YR=1993] N12 W32 UOP=[YR=2011] W8 S12 E8 N12\$ S12 E32 \$ W45 S27 E30 FOP=[YR=1993] S6 E8 N6 W2 N1 W4 S1 W2\$ E2 N1E4 S1 E20 N27\$.											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0005	RM	150.00	291.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							