

TRACT 10
IN OR 1396/1765
1993 SHOR DW/MH

MCELROY DANNY E & DONNA
54249 LAWHON ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299F-0010-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,575	100	1993	1,575	68,524
FOP	48	30	2006	14	609
FSP	432	60	1993	259	11,268
FSP	201	60	2006	121	5,264
UCP	312	20	2006	62	2,698

TOTALS	2,568			2,031	88,363
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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	0350	CARPORT WD	0	100	18	36	648.00	SF	13.00	13.00	
2	0940	SHEDS/PORT	0	100	10	20	200.00	SF	19.50	19.50	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
4	0810	CONCRETE A	0	100	18	8	144.00	SF	6.50	6.50	
5	0940	SHEDS/PORT	0	100	10	8	80.00	SF	18.30	18.30	
6	0350	CARPORT WD	0	100	31	10	310.00	SF	8.58	8.58	
7	0351	CARPORT MT	0	100	18	20	360.00	SF	10.00	10.00	
8	0351	CARPORT MT	0	100	18	20	360.00	SF	10.00	10.00	

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	0005	RM	150.00	291.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	2,031	123.6000	98.88	200,825	1993	2000	0	0	0 56.00	44.00
1 M/H 93- - 100% - 2007											
Heated Area: 1575											
HX Base Yr 2007											
FSP 1993 FOP 2006 UCP 2006 BAS 1993 FSP 2006											
54249 LAWHON RD, CALLAHAN											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
03/31/2025 MLU											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		88,363	
TOTAL MARKET OB/XF VALUE		8,763	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		147,126	
SOH/AGL Deduction		64,730	
ASSESSED VALUE		82,396	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		31,674	
TOTAL JUST VALUE		147,126	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		134,971	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
93288	MH MOVE-ON	40,000	01/01/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1396/1765	3/17/2006	WD	Q	I		135,000	
GRANTOR: JOHNSON RONALD L							
GRANTEE: MCELROY DANNY E & D							
0384/0078	4/01/1983	WD	Q	V		7,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											
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BUILDING DIMENSIONS											
UCP=[YR=2006] W26 FOP=[YR=2006] W4 FSP=[YR=1993] W36 S12 BAS=[YR=1993] S24 E21 FSP=[YR=2006] S8 E24 N8 W1 N1 W9 S1 W14\$ E14 N1 E9 S1 E22 N24 W66\$ E36 N12\$ S12 E4 N12\$ S12 E26 N12\$.											