TRACT 13
IN OR 2009/1159
R567623 & R567624

SHAW CHRISTOPHER W & PATRICIA D
54283 LAWHON RD
CALLAHAN, FL 32011

2025

37-1N-25-299F-0013-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
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	02	Quality Level 02

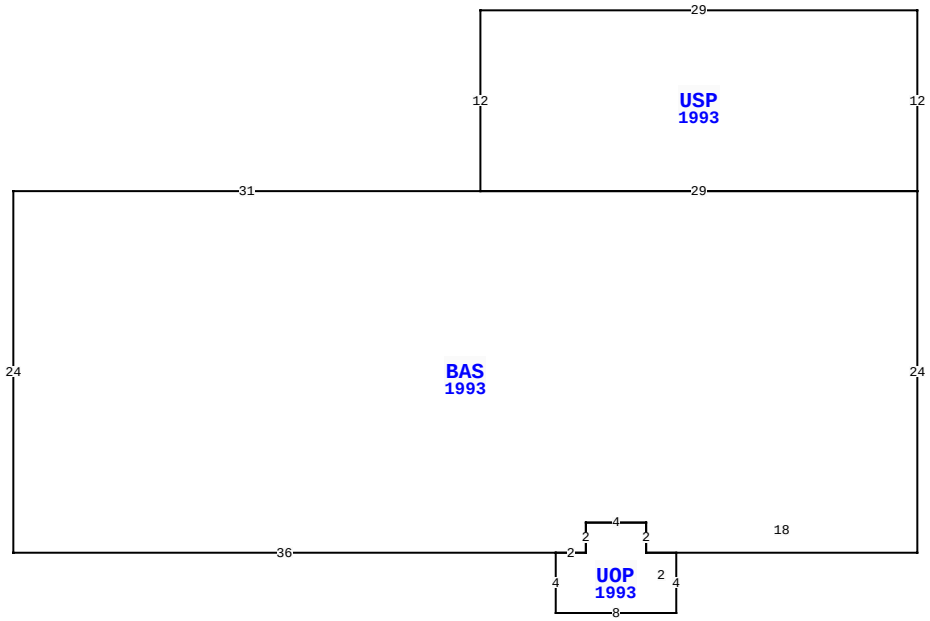
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,432	100	1993	1,432	26,369
UOP	40	25	1993	10	184
USP	348	50	1993	174	3,204
TOTALS	1,820			1,616	29,757

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,616	76.7200	61.38	99,190	1973	1973	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2018 Heated Area: 1432 HX Base Yr 2018



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

54283 LAWHON RD, CALLAHAN

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		29,757
TOTAL MARKET OB/XF VALUE		983
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		80,740
SOH/AGL Deduction		43,739
ASSESSED VALUE		37,001
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		12,001
TOTAL JUST VALUE		80,740
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		72,017

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2009/1159	10/16/2015	WD	Q	I	01	37,000
GRANTOR: GRANT MICHEAL A						
GRANTEE: SHAW CHRISTOPHER W						
1351/1278	9/21/2005	WD	Q	I		58,000
GRANTOR: COLEMAN THOMAS J						
GRANTEE: GRANT MICHEAL A						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=1993] W29 S12 BAS=[YR=1993] W31 S24 E36 UOP=[YR=1993] S4 E8 N4 W2 N2 W4 S2 W2$ E2 N2 E4 S2 E18 N24 W29$ E29 N12$.

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	0940	SHEDS/PORT	0	100	10	8	80.00	SF	13.20	13.20	100	1991	1991	3	20	211	
2	0940	SHEDS/PORT	0	100	16	12	192.00	SF	20.10	20.10	100	1985	1985	3	20	772	

LAND DESCRIPTION

TOTAL OB/XF 983

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	0005	RM	150.00	310.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 02/10/2022 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS