

TRACT 16
IN OR 1880/1827
NASSAU VILLAGE WEST PB 5/23

MATTINGLY LINDA J & DANIEL J
54361 LAWHON ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299F-0016-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	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. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
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	1,726	100	2022	1,726	235,891
FGR	546	55	2022	300	41,001
FOP	192	30	2022	58	7,927
FSP	238	40	2022	95	12,983
TOTALS	2,702			2,179	297,801

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	715.00	SF	5.20	5.20	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	0866	POOL FIBER	0	100	25	12	300.00	SF	72.00	72.00	
4	0845	KOOL DECK	0	100	0	0	864.00	SF	7.25	7.25	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
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
0900	01	2,179	105.1099	138.75	302,336	2022	2022	0	0	1.50	98.50
1 SNGL FAM - 100% - 2006 Heated Area: 1726 HX Base Yr 2006											

54361 LAWHON RD, CALLAHAN				BLD DATE	03/03/2023	NW	LGL DATE				
				XF DATE			LAND DATE	03/31/2025	MLU		
				INC DATE			AG DATE				

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		297,801	
TOTAL MARKET OB/XF VALUE		33,435	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		381,236	
SOH/AGL Deduction		29,713	
ASSESSED VALUE		351,523	
TOTAL EXEMPTION VALUE		HX HB DX	55,722
BASE TAXABLE VALUE		295,801	
TOTAL JUST VALUE		381,236	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		363,586	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002163	CO ISSUED	0	01/27/2022
21008859	SWIM POOL	23,500	07/07/2021
21002163	NEW CONSTR	256,941	03/18/2021
21002164	DEMOLITION	5,000	02/24/2021
B20796	REMODEL	1,759	11/01/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1880/1827	9/24/2013	QC	U	I	11	25,000	
GRANTOR: FISCHER LINDA J							
GRANTEE: MATTINGLY LINDA J &							
1372/0680	12/07/2005	WD	Q	I		124,000	
GRANTOR: FEE BILL M & SHIRLEY							
GRANTEE: FISCHER ERIC S & LI							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FSP=[YR=2022] W34 BAS=[YR=2022] W10 S43 FOP=[YR=2022] S6 E32 N6 W32\$ E32 S6 E12 FGR=[YR=2022] E21 N26 W21 S26\$ N42 W34 N7\$ S7 E34 N7\$.											