TRACT 18
NASSAU VILLAGE WEST PB 5/23

TARANTINO SALINA
54419 LAWHON ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299F-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

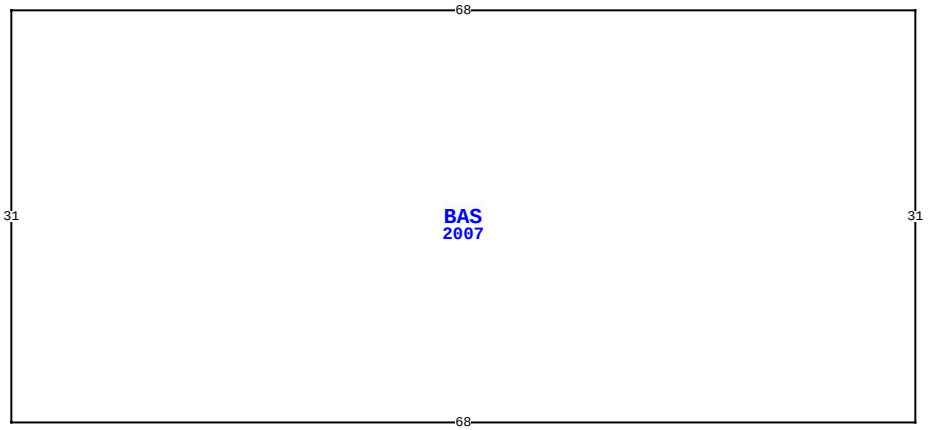
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,108	100	2007	2,108	124,502
TOTALS	2,108			2,108	124,502

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,108	119.8000	101.83	214,658	2007	2007	0	0	0	42.00	58.00

1 M/H 94+ – 0% - 2023 Heated Area: 2108 HX Base Yr



54419 LAWHON RD, CALLAHAN

BLD DATE	11/29/2007 DJ	LGL DATE	
XF DATE		LAND DATE	03/31/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	124,502
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	174,502
SOH/AGL Deduction	0
ASSESSED VALUE	174,502
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	174,502
TOTAL JUST VALUE	174,502
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	158,642

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18976	ELEC OTHER	0	04/01/2007
M12814	MECH OTHER	0	04/01/2007
P12285	OTHER	0	04/01/2007
C4920	CO ISSUED	0	01/01/2007
MH4920	MH MOVE-ON	0	01/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2592/1164	9/21/2022	WD	Q	I	01	238,000
GRANTOR: YOUNG DOROTHY ANN						
GRANTEE: TARANTINO SALINA						
2195/0149	5/07/2018	FJ	U	I	11	100
GRANTOR: YOUNG CURTIS WAYNE JR						
GRANTEE: YOUNG VENUS AMELIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W68 S31 E68 N31$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		RM	152.00	291.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 06/21/2022 BY DJ Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS