TRACT 21
IN OR 1156/506
R407850 & R407851

DOAN RONALD/DOAN DONALD ET AL
54509 LAWHON ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299F-0021-0000

BUILDING CHARACTERISTICS

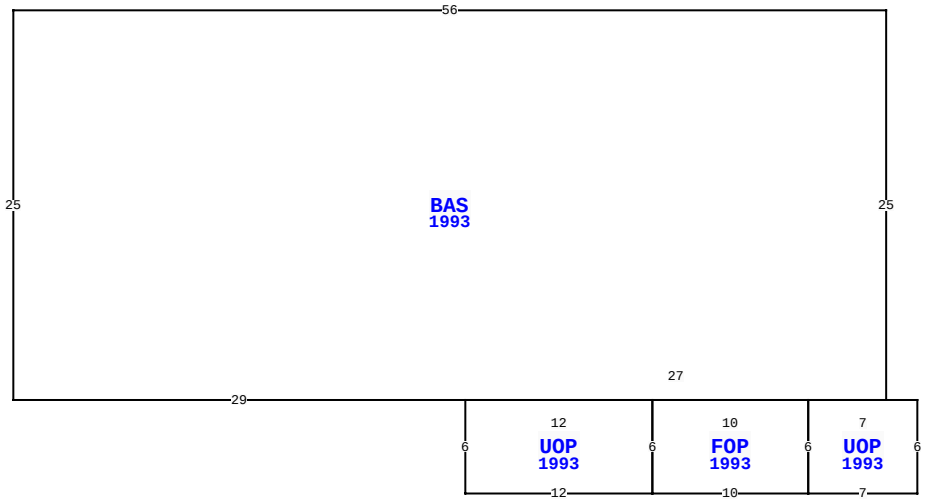
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	25	MOD METAL 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,400	100	1993	1,400	26,788
FOP	60	30	1993	18	344
UOP	42	25	1993	10	191
UOP	72	25	1993	18	344
TOTALS	1,574			1,446	27,668

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,446	79.7300	63.78	92,226	1972	1973	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2003 Heated Area: 1400 HX Base Yr 2003



54509 LAWHON RD, CALLAHAN

BLD DATE		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		27,668
TOTAL MARKET OB/XF VALUE		1,849
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		79,517
SOH/AGL Deduction		45,518
ASSESSED VALUE		33,999
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		8,999
TOTAL JUST VALUE		79,517
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		71,132

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313619	REPAIR/RRF	6,500	10/01/2013
5848	REMODEL	4,800	07/03/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1156/0506	7/24/2003	QC	U	I	07	100
GRANTOR: DOAN LENORA T						
GRANTEE: DOAN LENORA T ETAL						
1153/1465	7/15/2003	QC	U	I	07	100
GRANTOR: DOAN LENORA T						
GRANTEE: DOAN LENORA T & DON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S25 E29 UOP=[YR=1993] S6 E12 FOP=[YR=1993] E10 UOP=[YR=1993] E7 N6 W7 S6$ N6 W10 S6$ N6 W12$ E27 N25$.

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	18	6	108.00	SF	12.00	12.00	100	1980	1980	3	20	259	
2	0940	SHEDS/PORT	0	100	12	20	240.00	SF	15.00	15.00	100	1978	1978	3	20	720	
3	0811	CONCRETE B	0	100	18	31	558.00	SF	5.20	5.20	100	1980	1980	3	30	870	

LAND DESCRIPTION

TOTAL OB/XF 1,849

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	291.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 11/19/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS