TRACT 24 & 25
IN OR 704 PG 118
NASSAU VILLAGE WEST PB 5/23

TAWES GEORGE T & MARY B
54002 HOWARD ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299F-0024-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
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
Occupancy	00	NONE 100
Quality	04	Quality Level 04

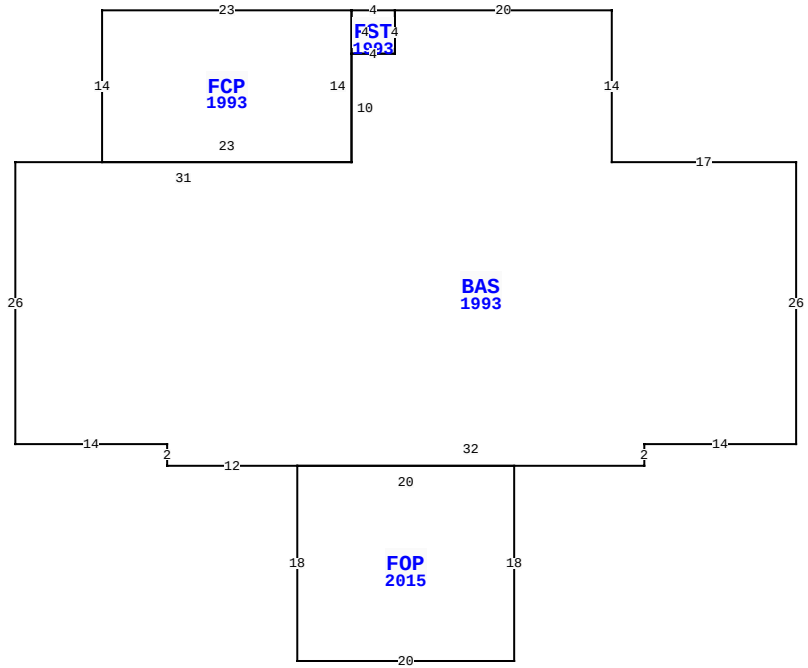
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	1993	2,280	189,103
FCP	322	25	1993	80	6,635
FOP	360	30	2015	108	8,958
FST	16	55	1993	9	747
TOTALS	2,978			2,477	205,442

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,477	121.9680	121.97	302,120	1974	1980	0	0	0	32.00	68.00

1 SINGLE FAM – 100% - 1995 Heated Area: 2280 HX Base Yr 1995



54002 HOWARD RD, CALLAHAN

BLD DATE		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		205,442
TOTAL MARKET OB/XF VALUE		24,541
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		329,983
SOH/AGL Deduction		173,554
ASSESSED VALUE		156,429
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		105,707
TOTAL JUST VALUE		329,983
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		311,438

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530049	XFOB	8,151	02/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0704/0118	5/09/1994	WD	Q	I		103,500
GRANTOR: HALL FREDERICK & JULI						
GRANTEE: TAWES GEORGE & MARY						
0244/0277	7/01/1977	WD	U	I		47,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17N14W20 FST=[YR=1993] W4 FCP=[YR=1993] W23 S14 E23 N14$ S4 E4 N4$ S4 W4 S10 W31 S26 E14 S2 E12 FOP=[YR=2015] S18 E20 N18 W20$ E32N2 E14 N26$.

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	0810	CONCRETE A	0	100	0	0	448.00	SF	6.50	6.50	100	1980	1980	3	30	874	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1974	1974	3	32	1,120	
3	0861	POOL GUNIT	0	100	0	0	420.00	SF	85.00	85.00	100	1980	1980	3	20	7,140	
4	0845	KOOL DECK	0	100	0	0	449.00	SF	7.25	7.25	100	1980	1980	3	30	977	
5	0510	GARAGE WD-	0	100	24	40	960.00	SF	26.95	26.95	100	1980	1980	3	20	5,174	
6	0681	POLE SHED	0	100	12	40	480.00	SF	15.00	15.00	100	1996	1996	3	23	1,656	
7	0812	CONCRETE C	0	100	0	0	2,000.00	SF	4.00	4.00	100	2015	2015	3	95	7,600	

LAND DESCRIPTION

TOTAL OB/XF 24,541

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		RM	350.00	275.00	2.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	100,000							

REVIEW DATE 04/23/2020 BY KBA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS