TRACT 32
IN OR 1027/1415
MH/ID GAFLJ35A00683ET &

PENNELL ROBERT D L/E/
54462 LAWHON ROAD WEST
CALLAHAN, FL 32011

2025

37-1N-25-299F-0032-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

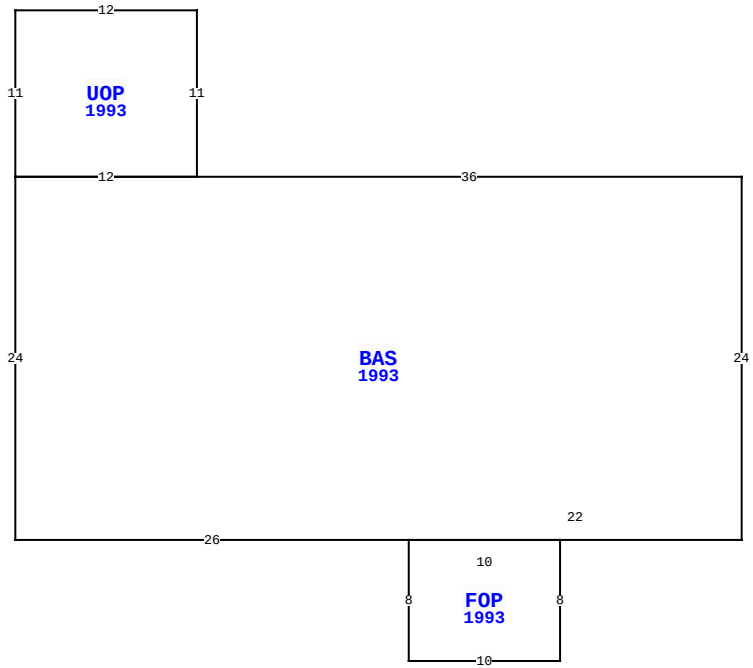
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	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	1,152	100	1993	1,152	31,850
FOP	80	30	1993	24	664
UOP	132	25	1993	33	912
TOTALS	1,364			1,209	33,426

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,209	115.2000	92.16	111,421	1988	1993	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2002 Heated Area: 1152 HX Base Yr 2002



54462 LAWHON 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		33,426
TOTAL MARKET OB/XF VALUE		2,638
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		86,064
SOH/AGL Deduction		48,205
ASSESSED VALUE		37,859
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		12,859
TOTAL JUST VALUE		86,064
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		76,956

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1027/1415	12/28/2001	WD	Q	I	01	100
GRANTOR: PENNELL CHARLES J & P						
GRANTEE: PENNELL CHARLES J &						
0550/0257	8/16/1988	QC	U	V		100
GRANTOR: WATSON KEITH						
GRANTEE: PENNELL OVA ET AL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 UOP=[YR=1993] N11 W12 S11 E12$ W12 S24 E26
FOP=[YR=1993] S8 E10 N8 W10$ E22 N24$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	62	2,170	
2	0940	SHEDS/PORT	0	100	10	12	120.00	SF	19.50	19.50	100	1993	1993	3	20	468	

LAND DESCRIPTION

TOTAL OB/XF 2,638

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	155.00	284.00	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