TRACT 33
IN OR 2210/1185
NASSAU VILLAGE WEST PB 5/23

SMITH EDITH B L/E/
54438 LAWHON ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299F-0033-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

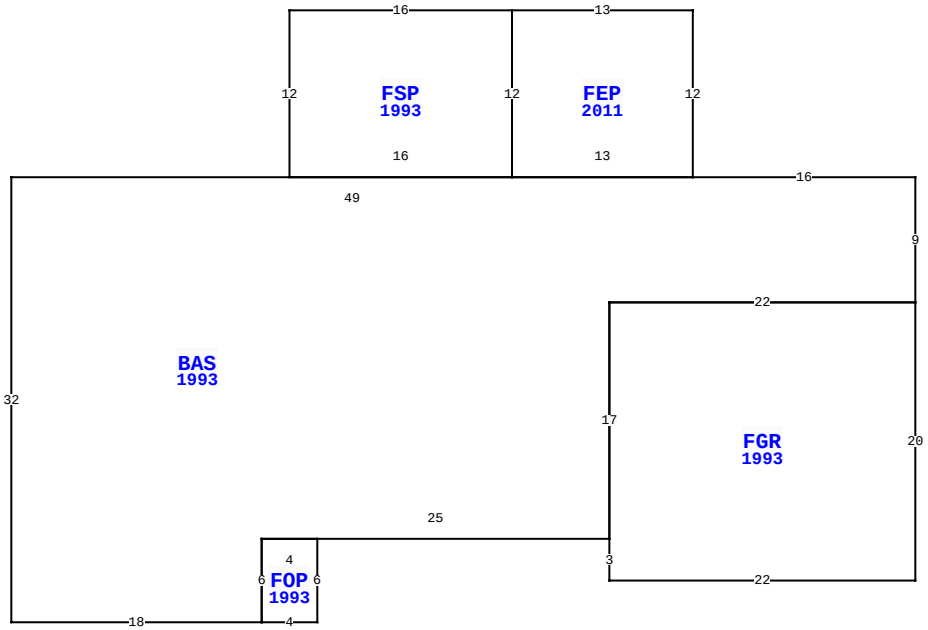
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,424	100	1993	1,424	154,070
FEP	156	80	2011	125	13,525
FGR	440	55	1993	242	26,183
FOP	24	30	1993	7	758
FSP	192	40	1993	77	8,331
TOTALS	2,236			1,875	202,865

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,875	120.5400	159.11	298,331	1976	1980	0	0	0	32.00	68.00

1 SNGL FAM – 100% - 0 Heated Area: 1424 HX Base Yr 1977



54438 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		202,865
TOTAL MARKET OB/XF VALUE		17,600
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		270,465
SOH/AGL Deduction		142,984
ASSESSED VALUE		127,481
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		71,759
TOTAL JUST VALUE		270,465
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		256,719

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2210/1185	7/16/2018	LE	U	I	11	100
GRANTOR: SMITH WAYNE A & EDITH						
GRANTEE: STOKES JENNIFER						
0368/0757	9/01/1982	WD	U	V		3,300
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 FEP=[YR=2011] N12 W13 FSP=[YR=1993] W16 S12 E16 N12$ S12 E13$ W49 S32 E18 FOP=[YR=1993] E4 N6 W4 S6$ N6 E25 FGR=[YR=1993] S3E22 N20 W22 S17$ N17 E22 N9$.

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	1976	1976	3	36	1,260	
2	0511	GARAGE CB-	0	100	27	32	864.00	SF	40.00	40.00	100	1976	1976	3	26	8,986	
3	0681	POLE SHED	0	100	11	32	352.00	SF	15.00	15.00	100	1990	1990	3	20	1,056	
4	0812	CONCRETE C	0	100	0	0	1,738.00	SF	4.00	4.00	100	1988	1988	3	52	3,615	
5	0350	CARPORT WD	0	100	20	18	360.00	SF	13.00	13.00	100	1988	1988	3	20	936	
6	0350	CARPORT WD	0	100	28	24	672.00	SF	13.00	13.00	100	1990	1990	3	20	1,747	

LAND DESCRIPTION

TOTAL OB/XF 17,600

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	296.00	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