TRACT 35
IN OR 465 PG 800
R224386 & R224387

STEVENSON PATRICIA H
54382 LAWHON RD
CALLAHAN, FL 32011-4636

2025

37-1N-25-299F-0035-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
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
Quality	03	Quality Level 03

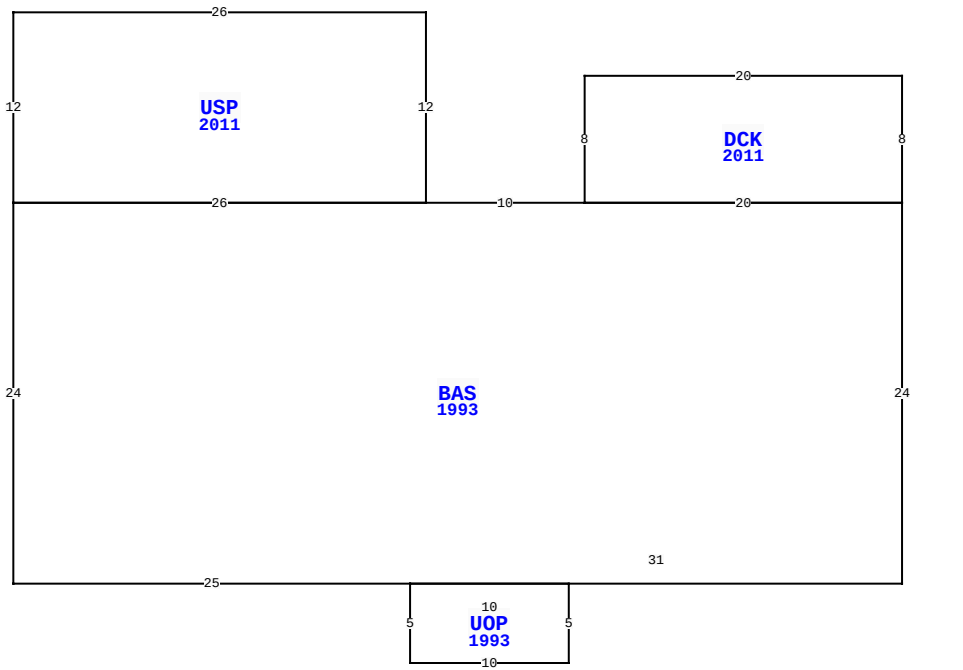
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1993	1,344	37,739
DCK	160	15	2011	24	674
UOP	50	25	1993	12	337
USP	312	50	2011	156	4,381
TOTALS	1,866			1,536	43,131

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,536	117.0000	93.60	143,770	1984	1984	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1344 HX Base Yr 1986



54382 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		43,131
TOTAL MARKET OB/XF VALUE		634
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		93,765
SOH/AGL Deduction		52,421
ASSESSED VALUE		41,344
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		16,344
TOTAL JUST VALUE		93,765
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		83,373

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0465/0800	8/01/1985	WD	U	I		11,900

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2011] W20 S8 BAS=[YR=1993] W10 USP=[YR=2011] N12 W26 S12 E26$ W26 S24 E25 UOP=[YR=1993] S5E10 N5 W10$ E31 N24 W20$ E20 N8$.

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	12	20	240.00	SF	13.20	13.20	100	2000	2000	3	20	634	

LAND DESCRIPTION

TOTAL OB/XF 634

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	321.00	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