

COHEE JOHN C & GUELDA L
54318 LAWHON ROAD
CALLAHAN, FL 32011

37-1N-25-299F-0037-0000

[illegible]

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
ELEMENT		CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
																				VALUATION BY		STANDARD													
																				Tax Group: 6		Tax Dist:						37,214							
																				BUILDING MARKET VALUE								32,611							
																				TOTAL MARKET OB/XF VALUE								50,000							
																				TOTAL LAND VALUE - MARKET								119,825							
																				TOTAL MARKET VALUE								50,057							
																				SOH/AGL Deduction								69,768							
																				ASSESSED VALUE								44,768							
																				TOTAL EXEMPTION VALUE								HX HB		25,000					
																				BASE TAXABLE VALUE								119,825							
						TOTAL JUST VALUE								0																					
						NCON VALUE																													
						INCOME VALUE																													
						PREVIOUS YEAR MKT VALUE								111,798																					
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																														
TOTALS																				03/31/2025		MLU													
EXTRA FEATURES										BLD DATE								LGL DATE		03/31/2025		MLU													
										XF DATE								LAND DATE																	
										INC DATE								AG DATE																	
L N	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																			
11	0510	GARAGE WD-	0 100	20	30	600.00	SF	35.00	35.00	100	2014	2014	3	71	14,910																				