TRACT 38
IN OR 680 PG 1550
R235855 & R235856

MOODY DARREL
54226 LAWHON ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299F-0038-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	02	Quality Level 02

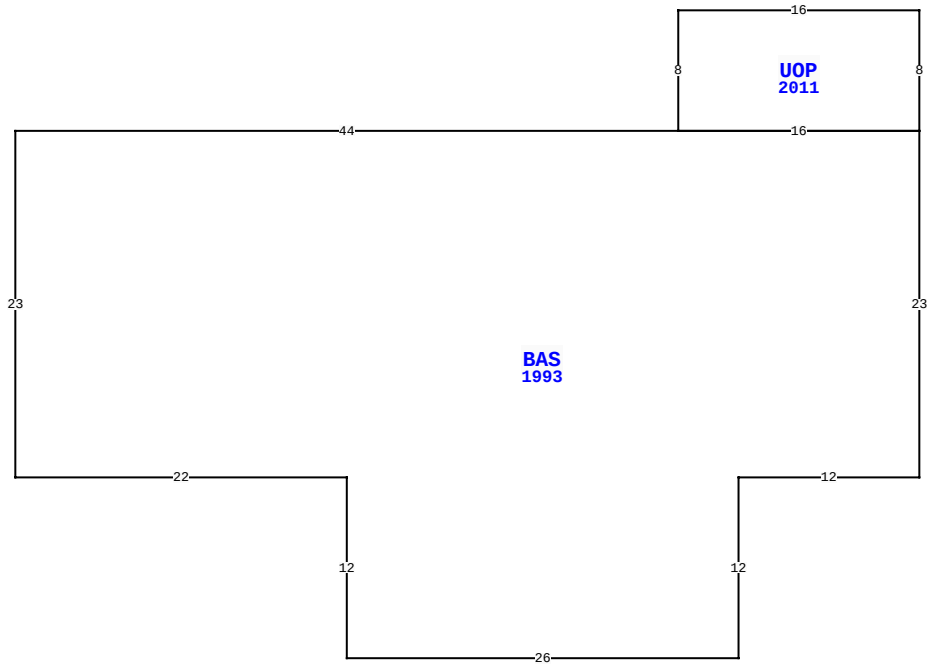
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,692	100	1993	1,692	28,030
UOP	128	25	2011	32	530
TOTALS	1,820			1,724	28,560

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,724	69.0200	55.22	95,199	1972	1980	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1692 HX Base Yr 1986



54226 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		28,560
TOTAL MARKET OB/XF VALUE		10,357
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		88,917
SOH/AGL Deduction		45,477
ASSESSED VALUE		43,440
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		18,440
TOTAL JUST VALUE		88,917
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		80,709

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0680/1550	5/13/1993	WD	Q	I	06	16,600
GRANTOR: CUMBIE MARY MOODY						
GRANTEE: MOODY DARREL						
0450/0107	4/01/1985	WD	U	I		38,800
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2011] W16 S8 BAS=[YR=1993] W44 S23 E22 S12 E26 N12 E12 N23 W16$ E16 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	10	20	200.00	SF	19.50	19.50	100	1985	1985	3	20	780	
2	0810	CONCRETE A	0	100	0	0	332.00	SF	6.50	6.50	100	1980	1980	3	30	647	
3	0940	SHEDS/PORT	0	100	12	16	192.00	SF	21.30	21.30	100	1980	1980	3	20	818	
4	0511	GARAGE CB-	0	100	30	26	780.00	SF	40.00	40.00	100	1976	1976	3	26	8,112	

LAND DESCRIPTION

TOTAL OB/XF 10,357

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	170.00	263.00	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