LOT 39
IN OR 457 PG 671
NASSAU VILLAGE WEST PB 5/23

HULAK ROBERT A
54198 LAWHON ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299F-0039-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

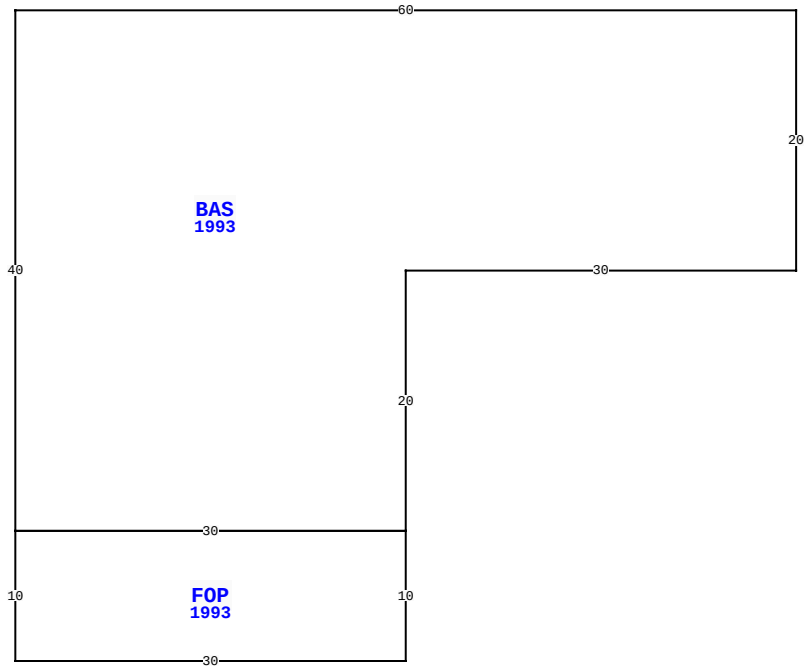
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	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	1,800	100	1993	1,800	156,599
FOP	300	30	1993	90	7,830
TOTALS	2,100			1,890	164,429

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,890	103.8800	103.88	196,333	1983	1988	0	0	0	16.25	83.75

1 SINGLE FAM – 100% - 0 Heated Area: 1800 HX Base Yr 1986



54198 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		164,429
TOTAL MARKET OB/XF VALUE		3,823
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		218,252
SOH/AGL Deduction		104,746
ASSESSED VALUE		113,506
TOTAL EXEMPTION VALUE	HX HB WR SL	113,506
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		218,252
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		205,678

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0457/0671	6/01/1985	WD	Q	I		65,500
GRANTOR:						
GRANTEE:						
0313/0361	4/01/1980	FS	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S40 FOP=[YR=1993] S10 E30 N10 W30 $ E30 N20 E30 N20 $.

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	16	192.00	SF	30.00	30.00	100	1985	1985	3	20	1,152	
2	0812	CONCRETE C	0	100	0	0	1,746.00	SF	3.00	3.00	100	1985	1985	3	44	2,305	
3	0940	SHEDS/PORT	0	100	10	10	100.00	SF	18.30	18.30	100	2003	2003	3	20	366	

LAND DESCRIPTION

TOTAL OB/XF 3,823

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	0.00	0.00	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