TRACT 7
NASSAU VILLAGE WEST PB 5/23

MIZELL CARRIE DENNISE/DAVIS DENNIS LORENZIE
45200 DOROMAN PLACE
CALLAHAN, FL 32011

2026

37-1N-25-299F-0007-0000

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	04	PLYWOOD 90
Interior Wall	05	DRYWALL 10
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

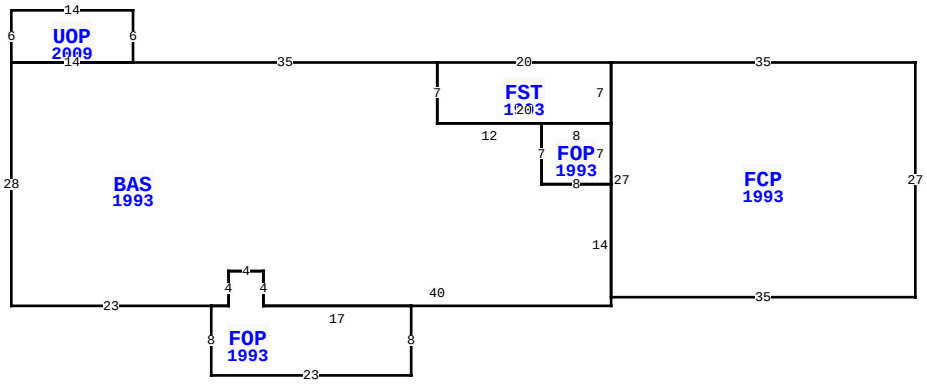
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,720	100	1993	1,720	160,421
FCP	945	25	1993	236	22,012
FOP	56	30	1993	17	1,586
FOP	200	30	1993	60	5,596
FST	140	55	1993	77	7,181
UOP	84	20	2009	17	1,586
TOTALS	3,145			2,127	198,381

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,127	126.9000	133.24	283,401	1973	1985	0	0	0	30.00	70.00

1 SINGLE FAM 0% - 2026 Heated Area: 1720 HX Base Yr



54157 LAWHON RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	198,381
TOTAL MARKET OB/XF VALUE	6,645
TOTAL LAND VALUE - MARKET	51,000
TOTAL MARKET VALUE	256,026
SOH/AGL Deduction	0
ASSESSED VALUE	256,026
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	256,026
TOTAL JUST VALUE	256,026
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	248,718

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007658	REPAIR/RRF	14,738	12/01/2017
3514	H/AC	0	09/05/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2580/0375	7/26/2022	LE	U	I	11	100
GRANTOR: DAVIS LAVERNE						
GRANTEE: MIZELL CARRIE DENNI						
0136/0278	11/11/1972	WD	Q	V		3,300
GRANTOR: NASSAU VILAGE INC						
GRANTEE: DAVIS LORENZIE & LA						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=1993] W35 FST=[YR=1993] W20 BAS=[YR=1993] W35 UOP=[YR=2009] N6 W14 S6 E14$ W14 S28 E23 FOP=[YR=1993] S8E23 N8 W17 N4 W4 S4W2$ E2 N4 E4 S4 E40 N14 FOP=[YR=1993] N7W8 S7 E8$ W8 N7 W12 N7$ S7 E20N7$ S27 E35 N27$.

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	0510	GARAGE WD-	0	0	23	15	345.00	SF	21.00	21.00	100	1980	1980	3	20	1,449	
3	0525	GAZEBO	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	1976	1976	3	20	1,000	
4	1242	WD DECK A	0	0	0	0	160.00	SF	10.00	10.00	100	1982	1982	3	20	320	
6	0681	POLE SHED	0	0	0	0	1,110.00	SF	15.00	15.00	100	1982	1982	3	20	3,330	
7	0940	SHEDS/PORT	0	0	10	14	140.00	SF	19.50	19.50	100	2004	2004	3	20	546	

LAND DESCRIPTION

TOTAL OB/XF 6,645

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	0		RM	150.00	291.00	1.00	LT		1.00	1.00	1.00	51,000.00	51,000.00	51,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 07/09/2026 BY SYS