TRACT 8
NASSAU VILLAGE WEST PB 5/23

LAND JOHN H L/E/
54189 LAWHON ROAD
CALLAHAN, FL 32011

2026

37-1N-25-299F-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	05	ASPH TILE 50
Interior Floo	14	CARPET 50
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 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

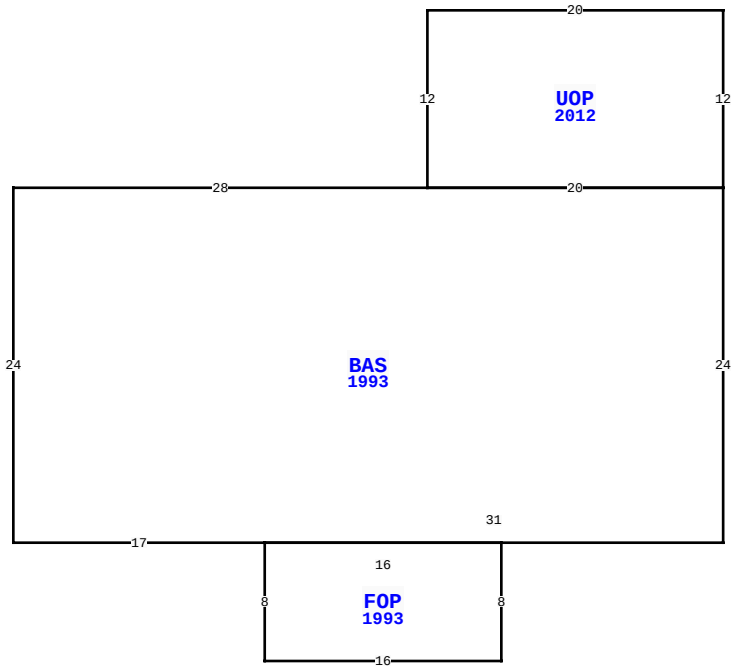
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1993	1,152	105,885
FOP	128	30	1993	38	3,493
UOP	240	20	2012	48	4,412
TOTALS	1,520			1,238	113,790

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,238	105.4700	110.74	137,096	1981	1986	0	0	0	17.00	83.00

1 SINGLE FAM 100% - 0 Heated Area: 1152 HX Base Yr 1982



54189 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		113,790
TOTAL MARKET OB/XF VALUE		1,158
TOTAL LAND VALUE - MARKET		51,000
TOTAL MARKET VALUE		165,948
SOH/AGL Deduction		88,548
ASSESSED VALUE		77,400
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		20,989
TOTAL JUST VALUE		165,948
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		159,859

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7256	XFOB	3,264	05/23/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2809/260	8/11/2025	LE	U	I	11	100
GRANTOR: LAND JOHN H L/E						
GRANTEE: LAND ROBERT KEITH						
0306/0187	1/01/1980	WD	Q	V		3,400
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2012] W20 S12 BAS=[YR=1993] W28 S24 E17 FOP=[YR=1993] S8 E16 N8 W16$ E31 N24 W20$ E20 N12$.

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	24	12	288.00	SF	20.10	20.10	100	1982	1982	3	20	1,158	

LAND DESCRIPTION

TOTAL OB/XF 1,158

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	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