

TRACT 9
IN OR 2091/1470
R223928 & R621924

LAROCHE LAURA M
54221 LAWHON RD
CALLAHAN, FL 32011

2026

37-1N-25-299F-0009-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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	03	Quality Level 03
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	1,508	100	1993	1,508	47,375
FOP	52	30	1993	16	503
UOP	96	25	2011	24	754
USP	384	50	1993	192	6,032
TOTALS	2,040			1,740	54,664

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT 3,500.00	3,500.00
2	0940	SHEDS/PORT	0	100	10	20	64.00	SF 19.50	19.50
3	0940	SHEDS/PORT	0	100	10	16	160.00	SF 19.50	19.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0005	RM	150.00	291.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,740	123.2000	104.72	182,213	1984	1995	0	0	70.00	30.00
1 M/H 93- 100% - 2017 Heated Area: 1508 HX Base Yr 2017											
54221 LAWHON RD, CALLAHAN											

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

TOTAL OB/XF											
2,677											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0005	RM	150.00	291.00	1.00	LT	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6			Tax Dist:
BUILDING MARKET VALUE			54,664
TOTAL MARKET OB/XF VALUE			2,677
TOTAL LAND VALUE - MARKET			51,000
TOTAL MARKET VALUE			108,341
SOH/AGL Deduction			39,487
ASSESSED VALUE			68,854
TOTAL EXEMPTION VALUE			43,854
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			108,341
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			104,212

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R002742	REPAIR/RRF	6,700	06/01/2000
4798	XFOB	1,624	04/06/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2091/1470	12/22/2016	WD	Q	I	01	80,000	
GRANTOR: PETTIT JACK A JR & KR							
GRANTEE: LAROCHE LAURA M							
1775/1206	1/16/2012	QC	U	I	11	100	
GRANTOR: WILLIAMS RAY H							
GRANTEE: PETTIT JACK A JR &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W11 USP=[YR=1993] N12 W32 UOP=[YR=2011] W8 S12 E8 N12\$ S12 E32 \$ W45 S27 E30 FOP=[YR=1993] S6 E8 N6 W2 N1 W4 S1 W2\$ E2 N1E4 S1 E20 N27\$.									