

TRACT 10
IN OR 1396/1765
1993 SHOR DW/MH

MCELROY DANNY E & DONNA
54249 LAWHON ROAD
CALLAHAN, FL 32011

2026

37-1N-25-299F-0010-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
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	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	1,575	100	1993	1,575	69,497
FOP	48	30	2006	14	618
FSP	432	60	1993	259	11,429
FSP	201	60	2006	121	5,339
UCP	312	20	2006	62	2,736

TOTALS	2,568			2,031	89,618
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0350	CARPORT WD	0	100	18	36	648.00	SF	13.00
2	0940	SHEDS/PORT	0	100	10	20	200.00	SF	19.50
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
5	0940	SHEDS/PORT	0	100	10	8	80.00	SF	18.30
6	0350	CARPORT WD	0	100	31	10	310.00	SF	8.58
7	0351	CARPORT MT	0	100	18	20	360.00	SF	10.00
8	0351	CARPORT MT	0	100	18	20	360.00	SF	10.00

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

REVIEW DATE	01/01/2023	BY	CD
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	2,031	123.6000	105.06	213,377	1993	2000	0	0	0 58.00	42.00
1 M/H 93- 100% - 2007 Heated Area: 1575 HX Base Yr 2007											

54249 LAWHON RD, CALLAHAN	BLD DATE	LGL DATE	05/07/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0350	CARPORT WD	0	100	18	36	648.00	SF	13.00	13.00	100	1984	1984	3	20	1,685	
2	0940	SHEDS/PORT	0	100	10	20	200.00	SF	19.50	19.50	100	1992	1992	3	20	780	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	70	2,450	
5	0940	SHEDS/PORT	0	100	10	8	80.00	SF	18.30	18.30	100	2000	2000	3	20	293	
6	0350	CARPORT WD	0	100	31	10	310.00	SF	8.58	8.58	100	2000	2000	3	20	532	
7	0351	CARPORT MT	0	100	18	20	360.00	SF	10.00	10.00	100	2008	2008	3	27	972	
8	0351	CARPORT MT	0	100	18	20	360.00	SF	10.00	10.00	100	2008	2008	3	27	972	

TOTAL OB/XF													7,684		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE			
05	RM	150.00	291.00	1.00	LT		1.00	1.00	1.00	51,000.00	51,000.00				

Total Acres: 0.00	Total Land Value: 51,000	Market: 0	Agricultural: 0	Common: 51,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				89,618	
TOTAL MARKET OB/XF VALUE				7,684	
TOTAL LAND VALUE - MARKET				51,000	
TOTAL MARKET VALUE				148,302	
SOH/AGL Deduction				63,681	
ASSESSED VALUE				84,621	
TOTAL EXEMPTION VALUE		HX HB		51,411	
BASE TAXABLE VALUE				33,210	
TOTAL JUST VALUE				148,302	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				147,126	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
93288	MH MOVE-ON	40,000	01/01/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1396/1765	3/17/2006	WD	Q	I		135,000	
GRANTOR: JOHNSON RONALD L							
GRANTEE: MCELROY DANNY E & D							
0384/0078	4/01/1983	WD	Q	V		7,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									
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BUILDING DIMENSIONS									
UCP=[YR=2006] W26 FOP=[YR=2006] W4 FSP=[YR=1993] W36 S12 BAS=[YR=1993] S24 E21 FSP=[YR=2006] S8 E24 N8 W1 N1 W9 S1 W14\$ E14 N1 E9 S1 E22 N24 W66\$ E36 N12\$ S12 E4 N12\$ S12 E26 N12\$.									