TRACTS 11 & 12
IN OR 1290/1237 & OR 1290/1238
NASSAU VILLAGE WEST PB 5/23

WHITE FAYE S
54285 LAWHON RD
CALLAHAN, FL 32011

2026

37-1N-25-299F-0011-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

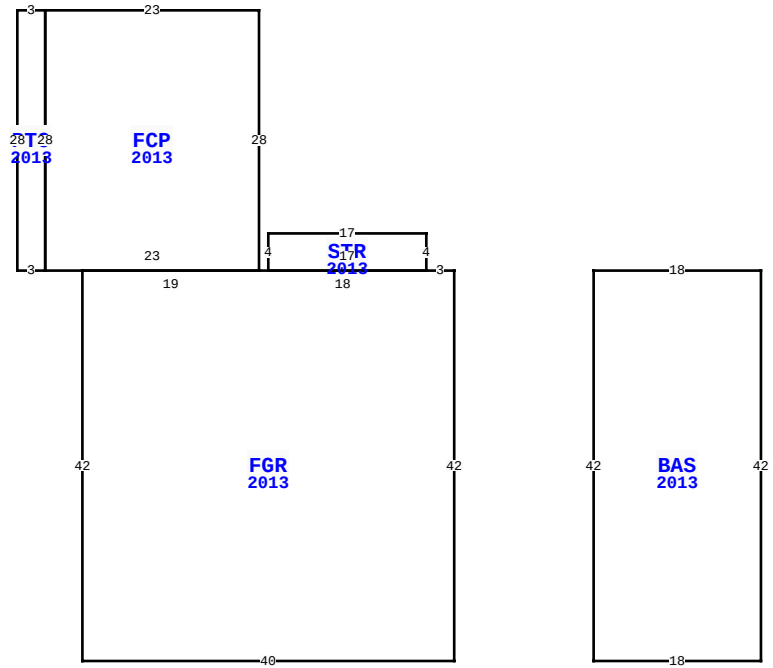
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	756	100	2013	756	79,287
FCP	644	25	2013	161	16,885
FGR	1,680	55	2013	924	96,907
PTO	84	5	2013	4	420
STR	68	10	2013	7	734
TOTALS	3,232			1,852	194,233

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,852	109.7600	115.25	213,443	2013	2013	0	0	0	9.00	91.00

2 SINGLE FAM 100% - 2015 Heated Area: 756 HX Base Yr 2015



54285 LAWHON RD, CALLAHAN

BLD DATE	06/10/2008 JW	LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		613,307
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		102,000
TOTAL MARKET VALUE		715,307
SOH/AGL Deduction		323,419
ASSESSED VALUE		391,888
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		335,477
TOTAL JUST VALUE		715,307
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		686,567

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226224	CO ISSUED	0	06/16/2014
B26224	NEW CONSTR	340,967	08/02/2012
B26010	FOUNDATION	85,000	05/01/2012
B23863	DEMOLITION	3,000	08/01/2010
E0922185	ELEC OTHER	2,000	10/01/2009
B22693	GARAGE	109,260	07/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1290/1238	1/26/2005	QC	U	I	07	100
GRANTOR: JONES JARRETT W						
GRANTEE: WHITE WILLIAM A & F						
1290/1237	1/26/2005	QC	U	I	07	100
GRANTOR: JONES JERROLD P						
GRANTEE: WHITE WILLIAM A & F						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2013] W3 STR=[YR=2013] N4 W17 S4 E17$ W18
FCP=[YR=2013] N28 W23 PTO=[YR=2013] W3 S28 E3 N28$ S28 E23 $
W19 S42 E40 N42$ PTR=E15 BAS=[YR=2013] S42 E18 N42 W18$ W15$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	300.00	291.00	2.00	LT		1.00	1.00	1.00	51,000.00	51,000.00	102,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 102,000 Market: 0 Agricultural: 0 Common: 102,000 PRINTED 07/09/2026 BY SYS

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BUILDING CHARACTERISTICS

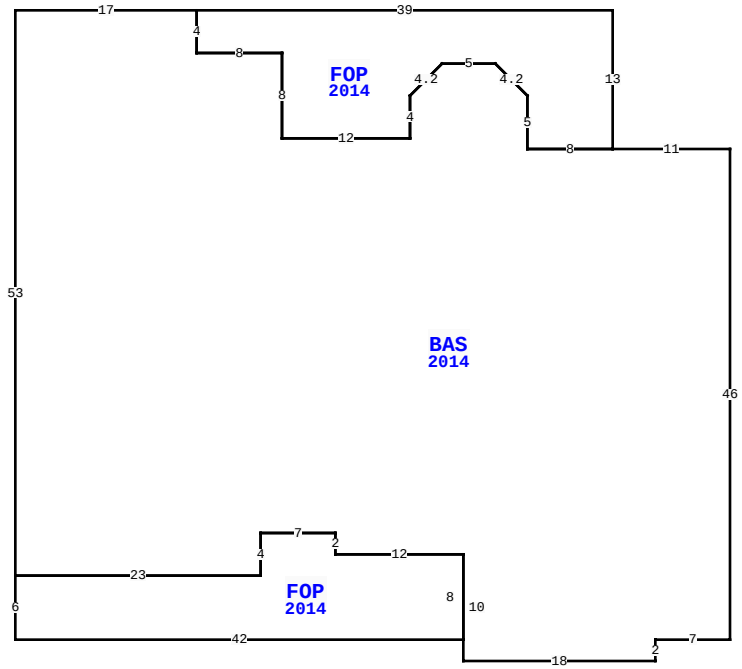
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	3,198	100	2014	3,198	395,105
FOP	304	30	2014	91	11,243
FOP	344	30	2014	103	12,725
TOTALS	3,846			3,392	419,074

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,392	93.5640	130.05	441,130	2014	2014	0	0	0	5.00	95.00

3 SNGL FAM 100% - 2015 Heated Area: 3198 HX Base Yr 2015



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GRANTOR: JONES JERROLD P						
GRANTEE: WHITE WILLIAM A & F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W11 FOP=[YR=2014] N13 W39 S4 E8 S8 E12 N4 U3 R3 E5 D3 R3 S5 E8$ W8 N5 U3 L3 W5 D3 L3 S4 W12 N8 W8 N4 W17 S53 FOP=[YR=2014] S6 E42 N8 W12 N2 W7 S4 W23$ E23 N4 E7 S2 E12 S10 E18 N2 E7 N46$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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