



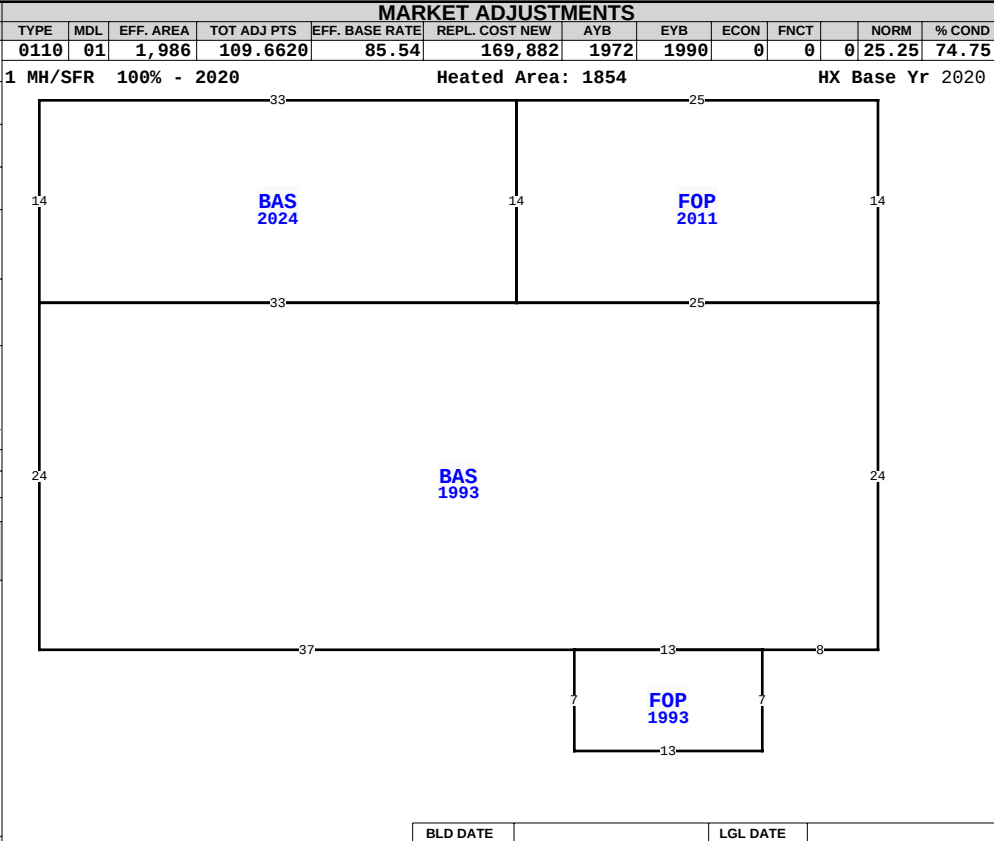
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		1 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 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	1,392	100	1993	1,392	89,006
BAS	462	100	2024	462	29,540
FOP	91	30	1993	27	1,727
FOP	350	30	2011	105	6,714
TOTALS	2,295			1,986	126,987

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0510	GARAGE WD-	0	100	30	30	900.00	SF	24.85	24.85	
2	1242	WD DECK A	0	100	0	0	276.00	SF	10.00	10.00	
5	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	

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



54483 LAWHON RD, CALLAHAN	BLD DATE	LGL DATE	05/07/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 6
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	126,987		
TOTAL MARKET OB/XF VALUE	6,325		
TOTAL LAND VALUE - MARKET	51,000		
TOTAL MARKET VALUE	184,312		
SOH/AGL Deduction	22,986		
ASSESSED VALUE	161,326		
TOTAL EXEMPTION VALUE	HX HB 51,411		
BASE TAXABLE VALUE	109,915		
TOTAL JUST VALUE	184,312		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	182,024		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2305/0587	9/18/2019	WD	Q	I	01	170,000
GRANTOR: BROOME BARBARA						
GRANTEE: CARLTON KATHLEEN &						

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993;ORIG=-58,14] S24 E37 E13 E8 N24 W25 W33 \$											
FOP=[YR=2011;ORIG=0,0] W25 S14 E25 N14 \$											
FOP=[YR=1993;ORIG=-21,38] S7 E13 N7 W13 \$											
BAS=[YR=2024;ORIG=-58,0] E33 S14 W33 N14 \$											

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