LOTS 31 & 32
J P PAGE SUB PB 3/20
ESMT IN OR 2680/773

LAWRENCE WILLIAM L JR & MARSHA
12057 SUNOWA SPRINGS TRAIL
BRYCEVILLE, FL 32009

2026

51-2N-25-4170-0031-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

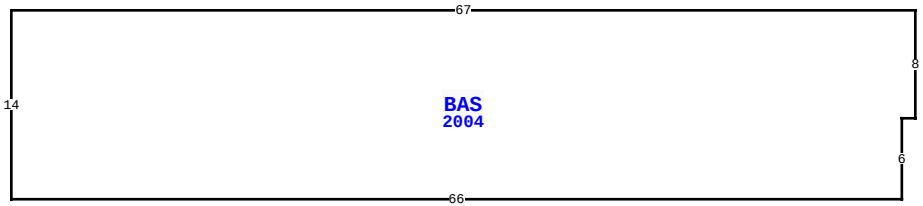
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8019.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	932	100	2004	932	23,196
TOTALS	932			932	23,196

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	932	97.6000	82.96	77,319	1985	1985	0	0	0	70.00	30.00

1 M/H 93- 0% - 2024 Heated Area: 932 HX Base Yr



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	23,196
TOTAL MARKET OB/XF VALUE	1,424
TOTAL LAND VALUE - MARKET	51,000
TOTAL MARKET VALUE	75,620
SOH/AGL Deduction	26,550
ASSESSED VALUE	49,070
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	49,070
TOTAL JUST VALUE	75,620
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	45,269

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4288	MH MOVE-ON	0	04/01/2004
P7834	NEW CONSTR	0	04/01/2004
MH98	MH MOVE-ON	0	10/01/1998
MH982159	MH MOVE-ON	0	04/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2625/0160	2/10/2023	QC	U	I	11	100
GRANTOR: WHITE LORETTA K						
GRANTEE: LAWRENCE WILLIAM L						
0538/1104	3/16/1988	WD	U	I	09	12,000
GRANTOR: SAPP RONALD W						
GRANTEE: WHITE JERRY & L K						

45153 JAMES ST, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/02/2026 MLU
INC DATE		AG DATE	

BUILDING NOTES

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	0	12	12	144.00	SF	30.00	30.00	100	1980	1980	3	20	864	
2	1242	WD DECK A	0	0	5	7	35.00	SF	10.00	10.00	100	1990	1990	3	20	70	
3	0681	POLE SHED	0	0	12	8	96.00	SF	15.00	15.00	100	1998	1998	3	24	346	
4	1242	WD DECK A	0	0	12	6	72.00	SF	10.00	10.00	100	1995	1995	3	20	144	

BUILDING DIMENSIONS

BAS=[YR=2004] W67 S14 E66 N6 E1 N8 $.

LAND DESCRIPTION

TOTAL OB/XF 1,424

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	0	0006	RM	0.00	0.00	2.00	UT		1.00	1.00	1.00	25,500.00	25,500.00	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