PT OF GOVT LOTS 4 & 5
IN OR 1716/1322 EX 5-8
ESMT IN OR 409/25

SCARBOROUGH GLENDA L
54388 MARSH ROAD
CALLAHAN, FL 32011

2023

27-2N-25-0000-0005-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

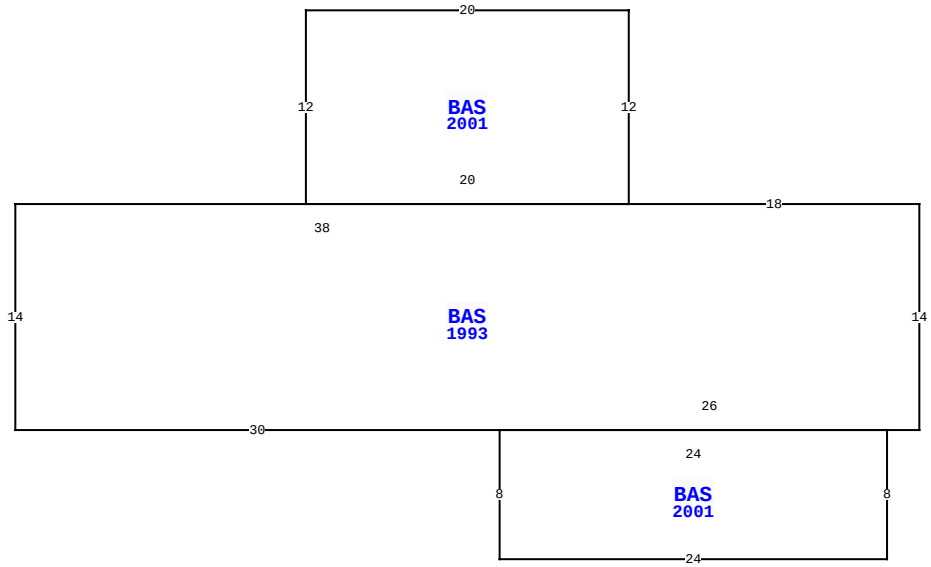
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
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	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	784	16,358
BAS	192	100	192	4,006
BAS	240	100	240	5,008
TOTALS	1,216		1,216	25,372

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,216	107.0000	69.55	84,573	1988	1991	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2011 Heated Area: 1216 HX Base Yr 2011



54388 MARSH RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		35,603
TOTAL MARKET OB/XF VALUE		8,613
TOTAL LAND VALUE - MARKET		100,800
TOTAL MARKET VALUE		145,016
SOH/AGL Deduction		84,713
ASSESSED VALUE		60,303
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		35,303
TOTAL JUST VALUE		145,016
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		129,933

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH3060	MH MOVE-ON	0	05/01/1998
9154	MH MOVE-ON	7,500	12/16/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1716/1322	12/01/2010	WD	Q	I	01	75,000
GRANTOR: GREENWOOD EARLENE J						
GRANTEE: SCARBOROUGH GLENDA						
0834/1709	5/21/1998	WD	U	I	06	6,000
GRANTOR: GREENWOOD EARLENE J &						
GRANTEE: GREENWOOD DONALD R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 BAS=[YR=2001] N12 W20 S12 E20$ W38 S14 E30
BAS=[YR=2001] S8 E24 N8 W24$ E26 N14$.

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	0751	UOP	0	100	17	9	153.00	SF	10.00	10.00	100	1985	1985	3	20	306	
2	0940	SHEDS/PORT	0	100	14	10	140.00	SF	30.00	30.00	100	1984	1984	3	20	840	
3	0681	POLE SHED	0	0	15	11	165.00	SF	15.00	15.00	100	1992	1992	3	20	495	
4	0753	UEP	0	0	30	10	300.00	SF	22.00	22.00	100	1980	1980	3	20	1,320	
6	0756	FEP	0	100	14	6	84.00	SF	27.00	27.00	100	1994	1994	3	20	454	
7	0510	GARAGE WD-	0	100	20	20	400.00	SF	19.60	19.60	100	1994	1994	3	23	1,803	
8	0350	CARPORT WD	0	100	20	8	160.00	SF	13.00	13.00	100	1994	1994	3	20	416	
9	0350	CARPORT WD	0	100	20	20	400.00	SF	9.36	9.36	100	1994	1994	3	20	749	
10	1242	WD DECK A	0	0	11	7	77.00	SF	10.00	10.00	100	1985	1985	3	20	154	
11	0940	SHEDS/PORT	0	0	14	10	140.00	SF	18.00	18.00	100	1994	1994	3	20	504	

TOTAL OB/XF 7,041

LAND DESCRIPTION

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	000102	C	SFR/MH	100		OR	0.00	0.00	2.88	AC		1.00	1.00	1.00	35,000.00	35,000.00	100,800							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 2.88 Total Land Value: 100,800 Market: 0 Agricultural: 0 Common: 100,800 PRINTED 08/02/2023 BY SYS

PT OF GOVT LOTS 4 & 5
IN OR 1716/1322 EX 5-8
ESMT IN OR 409/25

SCARBOROUGH GLENDA L
54388 MARSH ROAD
CALLAHAN, FL 32011

2023

27-2N-25-0000-0005-0050

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 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02

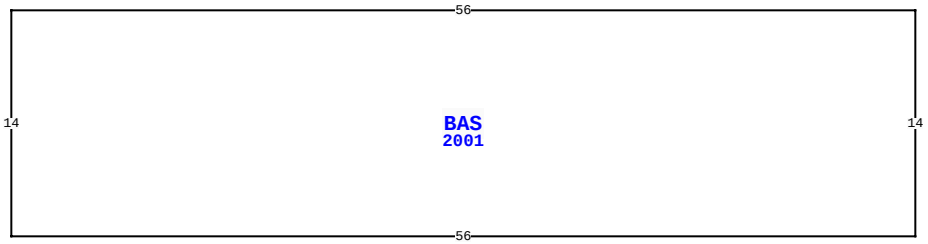
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	784	10,231
TOTALS	784		784	10,231

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	784	66.9200	43.50	34,104	1982	1982	0	0	0	70.00	30.00

2 M/H 93- – 0% - 2011 Heated Area: 784 HX Base Yr 2011



54388 MARSH RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
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TOTAL LAND VALUE - MARKET		100,800
TOTAL MARKET VALUE		145,016
SOH/AGL Deduction		84,713
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TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		35,303
TOTAL JUST VALUE		145,016
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		129,933

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1716/1322	12/01/2010	WD	Q	I	01	75,000
GRANTOR: GREENWOOD EARLENE J						
GRANTEE: SCARBOROUGH GLENDA						
0834/1709	5/21/1998	WD	U	I	06	6,000
GRANTOR: GREENWOOD EARLENE J &						
GRANTEE: GREENWOOD DONALD R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W56 S14 E56 N14$.

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
12	0351	CARPORT MT	0	0	20	18	360.00	SF	3.50	3.50	100	1998	1998	3	20	252	
14	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	66	1,320	

LAND DESCRIPTION

TOTAL OB/XF 1,572

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

REVIEW DATE 01/06/2023 BY KWA Total Acres: 2.88 Total Land Value: 100,800 Market: 0 Agricultural: 0 Common: 100,800 PRINTED 08/02/2023 BY SYS