TRACTS 15 & S1/2 OF 16
IN OR 2377/450
LEE STONER SHORES 1 UNR

GERDING BRITTANY LADONNA
54073 MARLEE RD
CALLAHAN, FL 32011

2023

37-1N-25-296A-0015-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
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

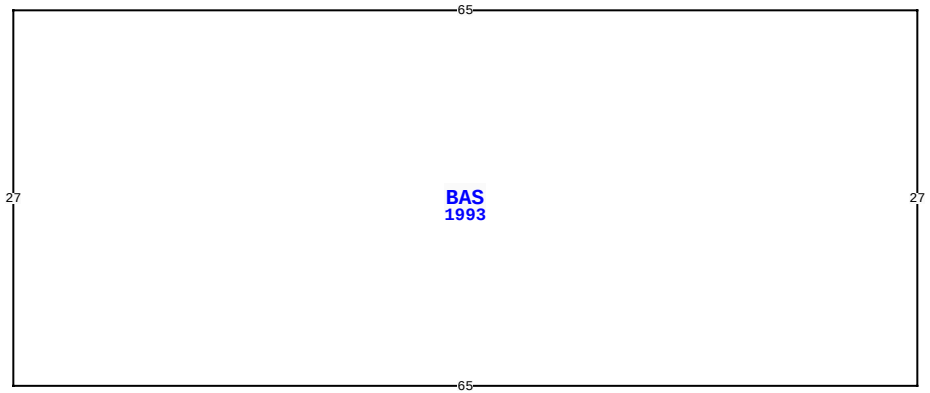
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,755	100	1,755	39,835
TOTALS	1,755		1,755	39,835

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,755	116.4000	75.66	132,783	1989	1992	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2021 Heated Area: 1755 HX Base Yr 2021



54073 MARLEE RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		56,600
TOTAL MARKET OB/XF VALUE		4,557
TOTAL LAND VALUE - MARKET		67,500
TOTAL MARKET VALUE		128,657
SOH/AGL Deduction		27,480
ASSESSED VALUE		101,177
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		51,177
TOTAL JUST VALUE		128,657
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		116,583

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B10501	GARAGE	19,008	11/01/2002
R4587	REPAIR/RRF	400	01/01/2002
7979	MH MOVE-ON	30,000	11/17/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2377/0450	7/14/2020	WD	Q	I	01	110,000
GRANTOR: STALVEY LARRY D & PAT						
GRANTEE: GERDING BRITTANY LA						
2223/1880	9/10/2018	WD	Q	I	01	84,000
GRANTOR: JOHNSON RORY HARRY						
GRANTEE: STALVEY LARRY D & P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W65 S27 E65 N27$.

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	100	28	12	336.00	SF	20.10	20.10	100	1980	1980	3	20	1,351	
2	0752	USP	0	100	12	12	144.00	SF	9.00	9.00	100	1980	1980	3	20	259	
3	0350	CARPORT WD	0	100	40	16	640.00	SF	8.58	8.58	100	1980	1980	3	20	1,098	
4	0350	CARPORT WD	0	100	28	11	308.00	SF	13.00	13.00	100	1980	1980	3	20	801	
5	1242	WD DECK A	0	100	12	12	144.00	SF	10.00	10.00	100	2000	2000	3	20	288	
6	0476	VF 6 SBPL	0	100	0	0	36.00	LF	32.00	32.00	100	2004	2004	3	66	760	

LAND DESCRIPTION

TOTAL OB/XF 4,557

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		RM	225.00	280.00	1.50	LT		1.00	1.00	1.00	45,000.00	45,000.00	67,500							

REVIEW DATE 02/09/2021 BY KBA Total Acres: 0.00 Total Land Value: 67,500 Market: 0 Agricultural: 0 Common: 67,500 PRINTED 08/02/2023 BY SYS

TRACTS 15 & S1/2 OF 16
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CALLAHAN, FL 32011

2023

37-1N-25-296A-0015-0000

BUILDING CHARACTERISTICS

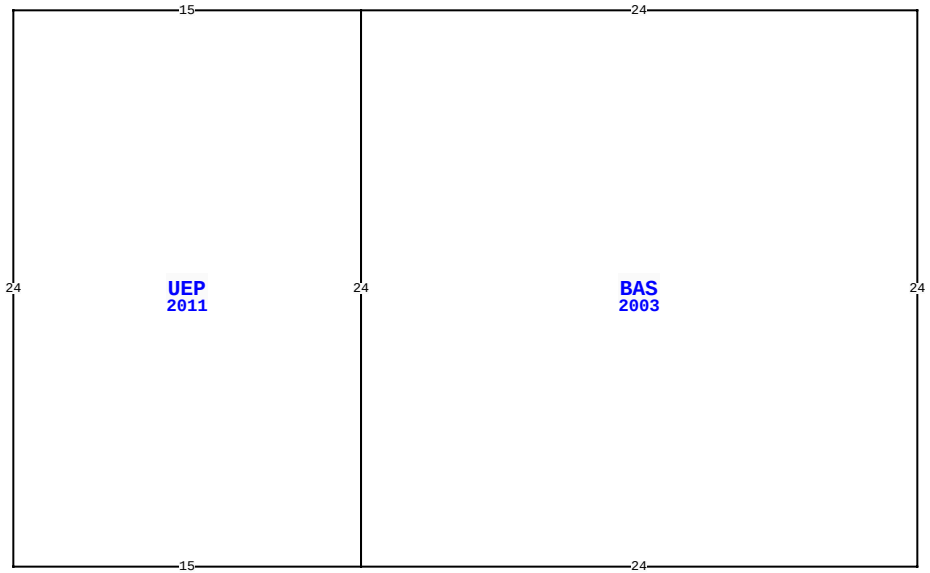
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	576	100	576	12,192
UEP	360	60	216	4,572
TOTALS	936		792	16,765

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	792	84.0000	29.40	23,285	2003	2003	0	0	0	28.00	72.00

2 GARAGE RES – 100% - 2021 Heated Area: 576 HX Base Yr 2021



54073 MARLEE RD, CALLAHAN

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		116,583

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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2223/1880	9/10/2018	WD	Q	I	01	84,000
GRANTOR: JOHNSON RORY HARRY						
GRANTEE: STALVEY LARRY D & P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W24 UEP=[YR=2011] W15 S24 E15 N24$ S24 E24 N24$
.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/09/2021 BY KBA Total Acres: 0.00 Total Land Value: 67,500 Market: 0 Agricultural: 0 Common: 67,500 PRINTED 08/02/2023 BY SYS