TRACT 18
IN OR 2378/1807
LEE STONER SHORES 1 UNR

COFIELD JAMES L & CHRISTINE/COFIELD JERRY E
54113 MARLEE RD
CALLAHAN, FL 32011

2023

37-1N-25-296A-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

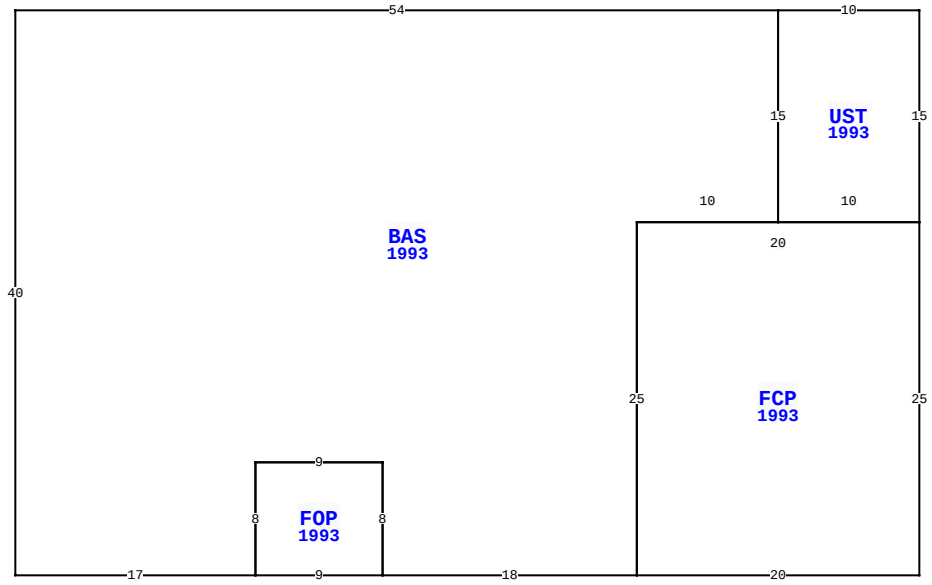
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 90
Interior Wall	01	MINIMUM 10
Interior Floo	02	MIN PLYWD 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,838	100	1,838	110,001
FCP	500	25	125	7,481
FOP	72	30	22	1,316
UST	150	45	68	4,069
TOTALS	2,560		2,053	122,869

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,053	84.4760	76.24	156,521	1979	1979	0	0	0	21.50	78.50

1 SINGLE FAM – 100% - 0 Heated Area: 1838 HX Base Yr



54113 MARLEE 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		122,869
TOTAL MARKET OB/XF VALUE		8,659
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		176,528
SOH/AGL Deduction		70,962
ASSESSED VALUE		105,566
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		55,566
TOTAL JUST VALUE		176,528
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		152,139

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2378/1807	7/23/2020	QC	U	I	11	100
GRANTOR: COFIELD JAMES L & CHR						
GRANTEE: COFIELD CHRISTINE H						
0210/0339	1/01/1976	WD	Q	V		3,400
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W10 BAS=[YR=1993] W54 S40 E17 FOP=[YR=1993] E9 N8 W9 S8 $ N8 E9 S8 E18 FCP=[YR=1993] E20 N25 W20 S25 $ N25 E10 N15 $ S15 E10 N15 $.

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	0511	GARAGE CB-	0	100	0	0	324.00	SF	40.00	40.00	100	1974	1974	3	26	3,370	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1979	1979	3	46.5	1,628	
3	0940	SHEDS/PORT	0	100	6	7	42.00	SF	20.40	20.40	100	1986	1986	3	20	171	
4	0093	MANL GATE	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	20	240	
5	0810	CONCRETE A	0	100	0	0	625.00	SF	6.50	6.50	100	2000	2000	3	80	3,250	

LAND DESCRIPTION

TOTAL OB/XF 8,659

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	SFR	100		RM	150.00	300.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 04/25/2016 BY KB Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS