TRACT 19
IN OR 2250/1758
LEE STONER SHORES 1 UNR

COFIELD JERRY E/HAWKINS REBECCA
54101 MARLEE RD
CALLAHAN, FL 32011

2023

37-1N-25-296A-0019-0000

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	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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

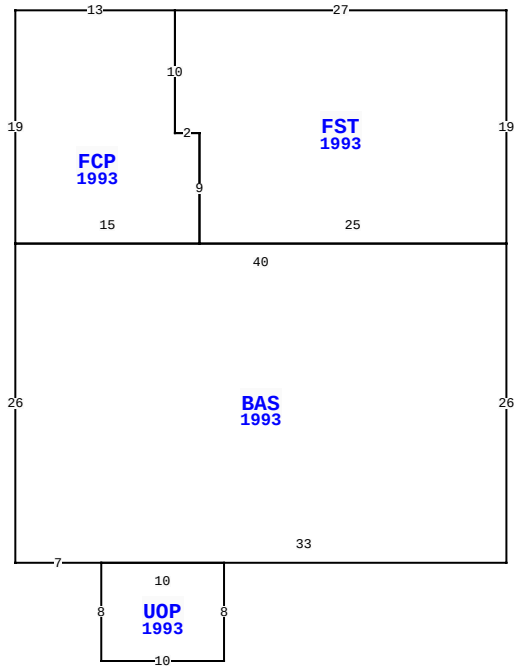
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	1,040	66,921
FCP	265	25	66	4,247
FST	495	55	272	17,502
UOP	80	20	16	1,030
TOTALS	1,880		1,394	89,700

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,394	102.9600	92.92	129,530	1965	1965	0	0	0	30.75	69.25

1 SINGLE FAM – 0% - 0 Heated Area: 1040 HX Base Yr



54129 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	89,700
TOTAL MARKET OB/XF VALUE	2,684
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	137,384
SOH/AGL Deduction	24,039
ASSESSED VALUE	113,345
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	113,345
TOTAL JUST VALUE	137,384
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	121,307

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2307742	FOUNDATION REPAIR	21,650	06/15/2023
3241	CHNGE SRVC	3,150	12/28/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2250/1758	1/25/2019	QC	U	I	11	100
GRANTOR: COFIELD CHRISTINE H						
GRANTEE: COFIELD JERRY E & R						
1109/0290	1/23/2003	QC	U	I	18	100
GRANTOR: WANNAMAKER AUDREY L/E						
GRANTEE: COFIELD CHRISTINE H						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W27 FCP=[YR=1993] W13 S19 BAS=[YR=1993] S26 E7 UOP=[YR=1993] S8 E10 N8 W10$ E33 N26W40$ E15 N9 W2 N10$ S10 E2 S9 E25 N19$.

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	20	12	240.00	SF	30.00	30.00	100	1965	1965	3	20	1,440	
2	0681	POLE SHED	0	0	19	12	228.00	SF	15.00	15.00	100	1965	1965	3	20	684	
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1965	1965	3	28	560	

LAND DESCRIPTION

TOTAL OB/XF 2,684

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	0		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