TRACT 22
OR 298/90 & L/E OR 654/111
LEE STONER SHORES 1 UNR

BATES MARY K/BATES MICHAEL D
54098 MARLEE RD
CALLAHAN, FL 32011

2023

37-1N-25-296A-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

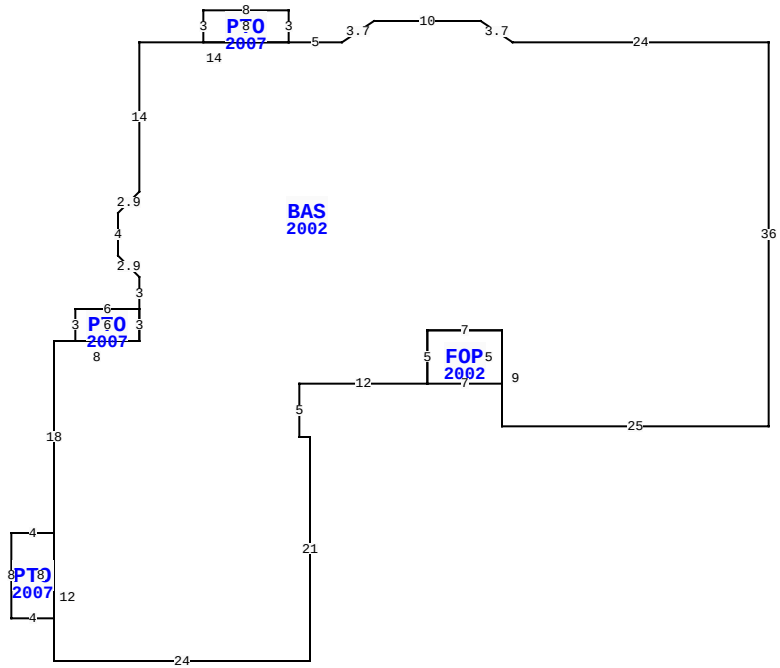
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	2,642	100	2,642	279,084
FOP	35	30	10	1,057
PTO	18	5	1	106
PTO	24	5	1	106
PTO	32	5	2	211
TOTALS	2,751		2,656	280,563

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,656	101.9520	121.07	321,562	2002	2005	0	0	0	12.75	87.25

1 SNGL FAM – 100% - 2022 Heated Area: 2642 HX Base Yr 2022



54098 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		280,563
TOTAL MARKET OB/XF VALUE		17,667
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		343,230
SOH/AGL Deduction		73,660
ASSESSED VALUE		269,570
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		214,570
TOTAL JUST VALUE		343,230
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		261,718

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2210318	REPAIR/RRF	17,495	11/01/2022
B9492	FOUNDATION	1,038	04/01/2002
5518	H/AC	0	12/01/2001
8720	CHNGE SRVC	0	11/01/2001
B018867	NEW CONSTR	0	10/01/2001
R013601	NEW CONSTR	0	10/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2035/1804	2/22/2016	WD	U	I	16	46,000
GRANTOR: BATES MARY K						
GRANTEE: BATES MARY K & MICH						
0654/0111	4/07/1992	WD	U	I	18	100
GRANTOR: STEVENS INGEBURG J						
GRANTEE: BATES WM & MARY K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W24 U2 L3 W10 D2 L3 W5 PTO=[YR=2007] N3 W8 S3 E8$ W14 S14 D2 L2 S4 R2 D2 S3 PTO=[YR=2007] W6 S3 E6 N3$ S3 W8 S18 PTO=[YR=2007] W4 S8 E4 N8$ S12 E24 N21 W1 N5 E12 FOP=[YR=2002] E7 N5 W7 S5$ N5 E7 S9 E25 N36$.

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	0510	GARAGE WD-	0	100	40	19	760.00	SF	24.50	24.50	100	1990	1990	3	20	3,724	
2	0510	GARAGE WD-	0	100	19	19	361.00	SF	35.00	35.00	100	2000	2000	3	29	3,664	
5	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2002	2002	3	87	1,740	
6	0811	CONCRETE B	0	100	22	19	418.00	SF	5.20	5.20	100	2002	2002	3	83	1,804	
7	0510	GARAGE WD-	0	100	10	11	110.00	SF	17.50	17.50	100	1990	1990	3	20	385	
8	0803	ASPHALT C	0	100	0	0	3,240.00	SF	1.50	1.50	100	2003	2003	3	54	2,624	
9	0810	CONCRETE A	0	100	0	0	308.00	SF	6.50	6.50	100	2003	2003	3	84	1,682	
10	0681	POLE SHED	0	100	8	8	64.00	SF	15.00	15.00	100	2003	2003	3	36	346	
11	0092	AUTO GATE	0	100	0	0	1.00	UT	2,625.00	2,625.00	100	2006	2006	3	31	814	
12	0940	SHEDS/PORT	0	100	10	11	110.00	SF	20.10	20.10	100	2008	2008	3	40	884	

TOTAL OB/XF 17,667

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	000100	C	SFR	100		RM	150.00	338.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 07/25/2018 BY KBX Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS