

TRACT 23  
IN OR 2172/1395  
LEE STONER SHORES 1 UNR

HAND EDWARD S JR  
54082 MARLEE RD  
CALLAHAN, FL 32011

2023

37-1N-25-296A-0023-0000



| BUILDING CHARACTERISTICS                                                                                                                    |                  |                |                           |                      | MARKET ADJUSTMENTS |             |                |                |                |           |         |             |        |         |                 |                       |            | NASSAU COUNTY PROPERTY      |      |         |      |     |    |        |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------|---------------------------|----------------------|--------------------|-------------|----------------|----------------|----------------|-----------|---------|-------------|--------|---------|-----------------|-----------------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|--|--|--|--|--|
| ELEMENT                                                                                                                                     | CD               | CONSTRUCTION   | TYPE                      | MDL                  | EFF. AREA          | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB            | EYB       | ECON    | FNCT        | NORM   | % COND  | PAGE 1 of 1 6   |                       |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| Exterior Wall                                                                                                                               | 31               | HARDIE BRD 100 | 0900                      | 01                   | 2,158              | 98.1000     | 116.49         | 251,385        | 2019           | 2019      | 0       | 0           | 0      | 1.00    | 99.00           | VALUATION BY STANDARD |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| Roof Structur                                                                                                                               | 03               | GABLE/HIP 100  | 1 SNGL FAM - 100% - 2019  |                      |                    |             |                |                |                |           |         |             |        |         |                 | Heated Area: 1779     |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| Roof Cover                                                                                                                                  | 03               | COMP SHNGL 100 |                           |                      |                    |             |                |                |                |           |         |             |        |         |                 | HX Base Yr 2019       |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| Interior Wall                                                                                                                               | 05               | DRYWALL 100    |                           |                      |                    |             |                |                |                |           |         |             |        |         |                 |                       |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| Interior Floo                                                                                                                               | 08               | SHT VINYL 70   |                           |                      |                    |             |                |                |                |           |         |             |        |         |                 |                       |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| Interior Floo                                                                                                                               | 14               | CARPET 30      |                           |                      |                    |             |                |                |                |           |         |             |        |         |                 |                       |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| 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                                                                                                                                         | 1,779            | 100            | 1,779                     | 205,164              |                    |             |                |                |                |           |         |             |        |         |                 |                       |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| FGR                                                                                                                                         | 612              | 55             | 337                       | 38,864               |                    |             |                |                |                |           |         |             |        |         |                 |                       |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| FOP                                                                                                                                         | 120              | 30             | 36                        | 4,152                |                    |             |                |                |                |           |         |             |        |         |                 |                       |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| PTO                                                                                                                                         | 120              | 5              | 6                         | 692                  |                    |             |                |                |                |           |         |             |        |         |                 |                       |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| TOTALS                                                                                                                                      |                  |                | 2,631                     | 2,158                | 248,871            |             |                |                |                |           |         |             |        |         |                 |                       |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                              |                  |                | 54082 MARLEE RD, CALLAHAN |                      |                    |             |                |                |                |           |         |             |        |         |                 |                       |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| 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                 |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| 8                                                                                                                                           | 2701             | QUONSET GD     | 0 100                     | 24                   | 24                 | 576.00      | SF             | 15.00          | 15.00          | 100       | 2008    | 2008        | 3      | 64      | 5,530           |                       |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| 9                                                                                                                                           | 0810             | CONCRETE A     | 0 100                     | 0                    | 0                  | 400.00      | SF             | 6.50           | 6.50           | 100       | 2019    | 2019        | 3      | 99      | 2,574           |                       |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| 10                                                                                                                                          | 0500             | FP-PRE FAB     | 0 100                     | 0                    | 0                  | 1.00        | UT             | 3,500.00       | 3,500.00       | 100       | 2019    | 2019        | 3      | 99      | 3,465           |                       |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| TOTAL OB/XF 11,569                                                                                                                          |                  |                |                           |                      |                    |             |                |                |                |           |         |             |        |         |                 |                       |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| L N                                                                                                                                         | USE CODE         | CLS            | LAND USE DESCRIPTION      | CAP                  | R D                | LOC ZONE    | FRONT          | DEPTH          | TOT LND UTS    | UNIT TYPE | D T     | DPHT 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          | 150.00         | 333.00         | 1.00           | LT        |         | 1.00        | 1.00   | 1.00    | 45,000.00       | 45,000.00             | 45,000     |                             |      |         |      |     |    |        |  |  |  |  |  |  |
| REVIEW DATE 11/26/2019 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS |                  |                |                           |                      |                    |             |                |                |                |           |         |             |        |         |                 |                       |            |                             |      |         |      |     |    |        |  |  |  |  |  |  |