LOTS 7 & 6
IN OR 178/431 & OR 324/24
NASSAU VILLAGE 1 UNR

BURNS TOMMY D & DEBRA C
54174 MARLEE ROAD
CALLAHAN, FL 32011

2023

37-1N-25-299A-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

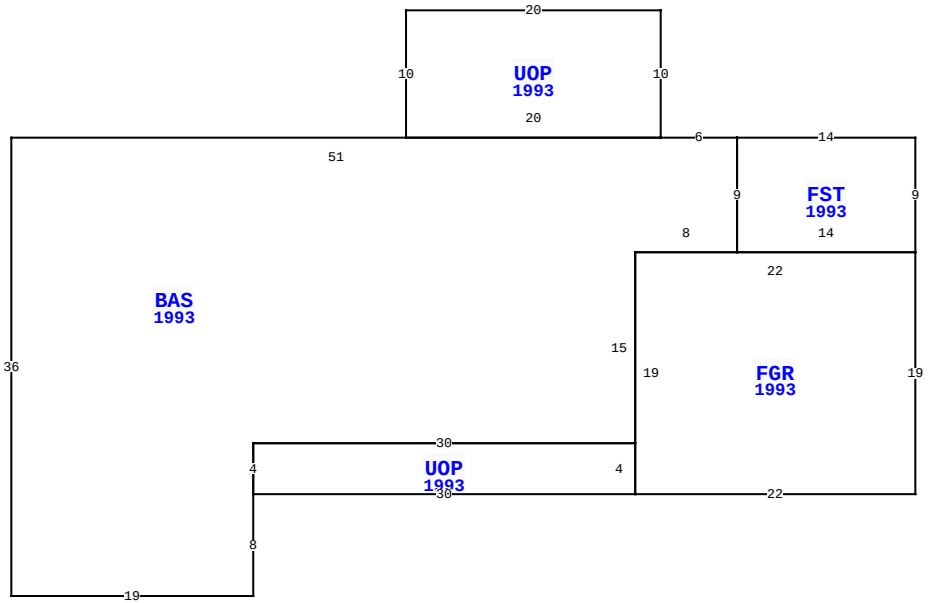
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	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	1,476	100	1,476	142,421
FGR	418	55	230	22,193
FST	126	55	69	6,658
UOP	120	20	24	2,316
UOP	200	20	40	3,860
TOTALS	2,340		1,839	177,448

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,839	112.0000	133.00	244,587	1978	1983	0	0	0	27.45	72.55

1 SNGL FAM – 100% - 0 Heated Area: 1476 HX Base Yr



54174 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		177,448
TOTAL MARKET OB/XF VALUE		5,492
TOTAL LAND VALUE - MARKET		76,500
TOTAL MARKET VALUE		259,440
SOH/AGL Deduction		144,387
ASSESSED VALUE		115,053
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		65,053
TOTAL JUST VALUE		259,440
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		214,296

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E2210793	CHNGE SRVC	0	11/01/2022
3417	H/AC	3,000	06/04/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0178/0431	1/01/1974	WD	U	V		2,900

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W6 UOP=[YR=1993] N10 W20 S10 E20$ W51 S36 E19 N8 UOP=[YR=1993] E30 FGR=[YR=1993] E22 N19 FST=[YR=1993] N9 W14 S9E14$ W22S19$ N4 W30S4$ N4 E30 N15 E8 N9$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1978	1978	3	44	1,540	
2	0811	CONCRETE B	0	100	0	0	587.00	SF	5.20	5.20	100	1978	1978	3	30	916	
3	0510	GARAGE WD-	0	100	23	12	276.00	SF	35.00	35.00	100	1985	1985	3	20	1,932	
4	0681	POLE SHED	0	100	23	8	184.00	SF	15.00	15.00	100	1985	1985	3	20	552	
5	0681	POLE SHED	0	100	23	8	184.00	SF	15.00	15.00	100	1985	1985	3	20	552	

LAND DESCRIPTION

TOTAL OB/XF 5,492

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	118.00	350.00	1.00	LT		1.00	1.00	0.85	45,000.00	38,250.00	38,250							
2	000100	C	SFR	100			126.00	348.00	1.00	LT		1.00	1.00	0.85	45,000.00	38,250.00	38,250							

REVIEW DATE 08/04/2021 BY KBA Total Acres: 0.00 Total Land Value: 76,500 Market: 0 Agricultural: 0 Common: 76,500 PRINTED 08/02/2023 BY SYS