

LOT 39
IN OR 2338/727
NASSAU VILLAGE 1 UNR

HERRINGTON TIMOTHY JAMES JR
54136 MARLEE RD
CALLAHAN, FL 32011

2023

37-1N-25-299A-0039-0000



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	20	FACE BRICK 100	0100	01	1,079	108.1200	97.58	105,289	1976	1990	0	0	0	23.60	76.40	VALUATION BY STANDARD																									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2021													Heated Area: 1053													HX Base Yr 2021												
Roof Cover	03	COMP SHNGL 100	BAS 1993																																						
Interior Wall	04	PLYWOOD 100	FOP 1993																																						
Interior Floop	05	ASPH TILE 100																																							
Air Condition	03	CENTRAL 100																																							
Heating Type	04	AIR DUCTED 100																																							
Bedrooms		2 100																																							
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	1,053	100	1,053	78,503																																					
FOP	88	30	26	1,938																																					
TOTALS			1,141	1,079		80,441																																			
EXTRA FEATURES			54136 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																									
1	0940	SHEDS/PORT	0 100	12	12	144.00	SF	30.00	30.00	100	1985	1985	3	20	864																										
2	1242	WD DECK A	0 100	7	12	84.00	SF	10.00	10.00	100	1988	1988	3	20	168																										
3	0811	CONCRETE B	0 100	0	0	1,099.00	SF	5.20	5.20	100	2000	2000	3	80	4,572																										
LAND DESCRIPTION																	TOTAL OB/XF 5,604																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	175.00	264.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000																								
REVIEW DATE 07/31/2020 BY KB Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS																																									