LOT 40
IN OR 1847/1603
NASSAU VILLAGE 1 UNR

PRESCOTT MICHAEL K
54149 MARLEE RD
CALLAHAN, FL 32011

2023

37-1N-25-299A-0040-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

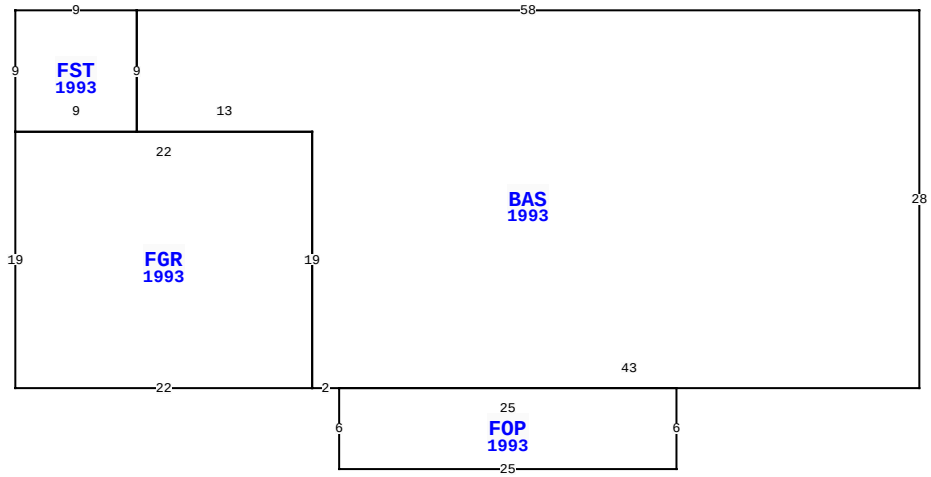
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	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	1,377	100	1,377	144,535
FGR	418	55	230	24,142
FOP	150	30	45	4,724
FST	81	55	45	4,724
TOTALS	2,026		1,697	178,124

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,697	109.8000	130.39	221,272	1991	1996	0	0	0	19.50	80.50

1 SNGL FAM – 100% - 2014 Heated Area: 1377 HX Base Yr 2014



54149 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		178,124
TOTAL MARKET OB/XF VALUE		27,956
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		251,080
SOH/AGL Deduction		135,019
ASSESSED VALUE		116,061
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		66,061
TOTAL JUST VALUE		251,080
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		193,930

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R981266	GARAGE	19,500	09/01/1998
2923	H/AC	2,600	02/15/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1847/1603	3/28/2013	WD	U	I	11	100
GRANTOR: PRESCOTT ALVIN LEE &						
GRANTEE: PRESCOTT MICHAEL K						
0346/0593	10/01/1981	FS	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W58 FST=[YR=1993] W9 S9 FGR=[YR=1993] S19 E22N19 W22$ E9 N9 $ S9 E13 S19 E2 FOP=[YR=1993] S6 E25 N6 W25$ E43 N28 $.

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
2	0811	CONCRETE B	0	100	0	0	999.00	SF	5.20	5.20	100	1993	1993	3	68	3,532	
3	0511	GARAGE CB-	0	100	26	30	780.00	SF	40.00	40.00	100	1998	1998	3	77	24,024	
4	0810	CONCRETE A	0	100	4	20	80.00	SF	6.50	6.50	100	1998	1998	3	77	400	

LAND DESCRIPTION

TOTAL OB/XF 27,956

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	180.00	360.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 02/10/2022 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS