

LOT 42
R 106480 & R 106481
IN OR 977/1793

FISHER ROBERT E JR & PAMELA S
54183 MARLEE RD
CALLAHAN, FL 32011

2023

37-1N-25-299A-0042-0000



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	01	MINIMUM 100	0820	02	1,495	94.4000	61.36	91,733	1977	1977	0	0	70.00	30.00	VALUATION SUMMARY																							
Roof Structur	03	GABLE/HIP 100	1 M/H 93- - 50% - 2002												Heated Area: 1495												HX Base Yr 2002											
Roof Cover	01	MINIMUM 100	23 65 23 65 BAS 1993																																			
Interior Wall	04	PLYWOOD 100																																				
Interior Floo	14	CARPET 60																																				
Interior Floo	11	CLAY TILE 40																																				
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																																				
Quality			03	Quality Level 03																																		
DOR CODE			0200 MOBILE HOME																																			
MAP NUM			MKT AREA										08																									
NEIGHBORHOOD/LOC			8026.00																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	1,495	100	1,495	27,520																																		
TOTALS			1,495	1,495	27,520																																	
EXTRA FEATURES			54183 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	50	12	10	120.00	SF	13.20	13.20	100	1995	1995	3	20	317																						
2	1242	WD DECK A	0	50	6	9	54.00	SF	10.00	10.00	100	2003	2003	3	22	119																						
3	0751	UOP	0	0	12	16	192.00	SF	10.00	10.00	100	2003	2003	3	36	691																						
LAND DESCRIPTION																		TOTAL OB/XF 1,127																				
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	50		RM	130.00	350.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000																					
REVIEW DATE 05/02/2017 BY KB Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS																																						