

LOT 45
IN OR 2236/973
NASSAU VILLAGE 1 UNR

MAHANY WALTER J & ALMA
54219 MARLEE RD
CALLAHAN, FL 32011-4752

2023

37-1N-25-299A-0045-0000



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	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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

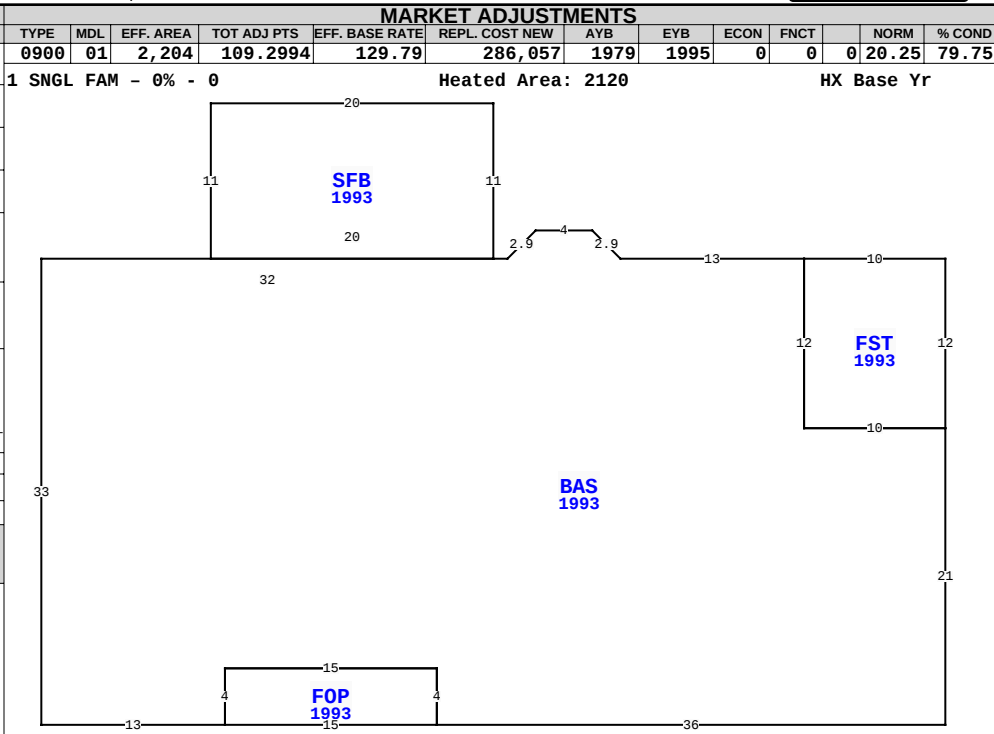
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,944	100	1,944	201,219
FOP	60	30	18	1,863
FST	120	55	66	6,831
SFB	220	80	176	18,217

TOTALS	2,344		2,204	228,130
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0812	CONCRETE C	0	0	0	0	2,490.00	SF	4.00	4.00	
3	0940	SHEDS/PORT	0	0	9	16	144.00	SF	19.50	19.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0		RM	130.00	350.00	1.00	LT	



54219 MARLEE RD, CALLAHAN	BLD DATE 03/03/2023 NW	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF											
5,427											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2 6
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	239,424		
TOTAL MARKET OB/XF VALUE	5,427		
TOTAL LAND VALUE - MARKET	45,000		
TOTAL MARKET VALUE	289,851		
SOH/AGL Deduction	55,591		
ASSESSED VALUE	234,260		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	234,260		
TOTAL JUST VALUE	289,851		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	234,125		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2236/0973	11/09/2018	WD	Q	I	01	245,000
GRANTOR: BENNETT BARBARA T & D						
GRANTEE: MAHANY WALTER J & A						
1708/1505	10/21/2010	QC	U	I	11	100
GRANTOR: TOMBERLIN POMEROY						
GRANTEE: TOMBERLIN BARBARA						

BUILDING NOTES											

BUILDING DIMENSIONS											
FST=[YR=1993] W10 BAS=[YR=1993] W13 U2 L2 W4 D2 L2 W1 SFB=[YR=1993] N11 W20 S11 E20\$W32 S33 E13 FOP=[YR=1993] E15 N4 W15\$4\$ N4 E15 S4 E36 N21 W10 N12\$S12 E10 N12\$.											

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