LOTS 4 5 & 15
IN OR 315 PGS 755 & 806
OR 319 PG 516

POWELL HAROLD LESLIE
54283 MARLEE ROAD
CALLAHAN, FL 32011

2023

37-1N-25-299C-0004-0000

BUILDING CHARACTERISTICS

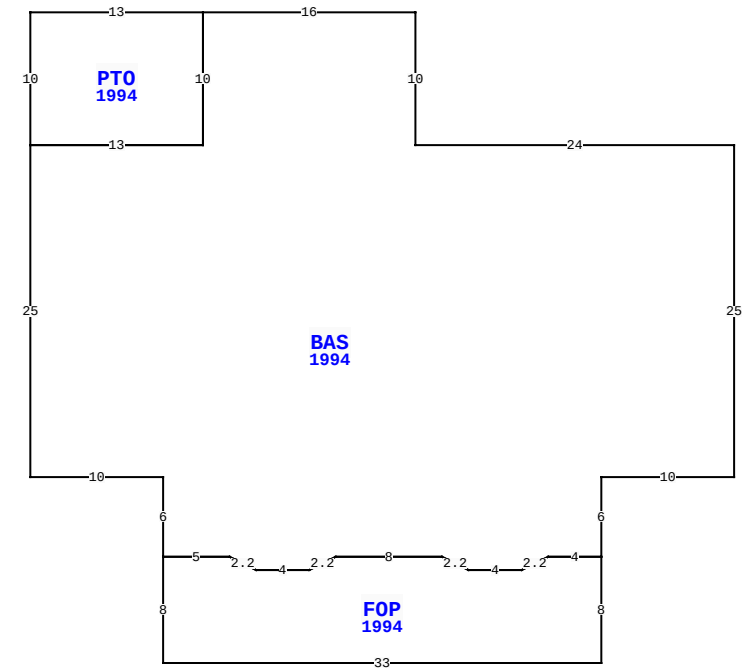
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,695	100	1,695	143,944
FOP	252	30	76	6,454
PTO	130	5	6	509
TOTALS	2,077		1,777	150,908

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,777	123.0000	111.01	197,265	1994	1994	0	0	0	23.50	76.50

1 SINGLE FAM – 100% - 0 Heated Area: 1695 HX Base Yr



54283 MARLEE RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		156,296
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		291,296
SOH/AGL Deduction		135,365
ASSESSED VALUE		155,931
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		105,931
TOTAL JUST VALUE		291,296
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		267,094

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B94971	NEW CONSTR	72,810	04/01/1994
3024	N/A	5,575	10/11/1985

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0315/0755	6/01/1980	WD	Q	V		3,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W24 N10 W16 PTO=[YR=1994] W13 S10 E13 N10$ S10 W13 S25 E10 S6 FOP=[YR=1994] S8 E33 N8 W4 D1 L2 W4 L2 U1 W8 D1 L2 W4 L2 U1 W5$ E5 D1 R2 E4 R2 U1 E8 D1 R2 E4 R2 U1 E4 N6 E10 N25$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0004	RM	130.00	342.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	000100	C	SFR	100			130.00	344.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
3	000100	C	SFR	100			128.00	334.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 11/20/2019 BY KKBA Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 08/02/2023 BY SYS

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2023

37-1N-25-299C-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

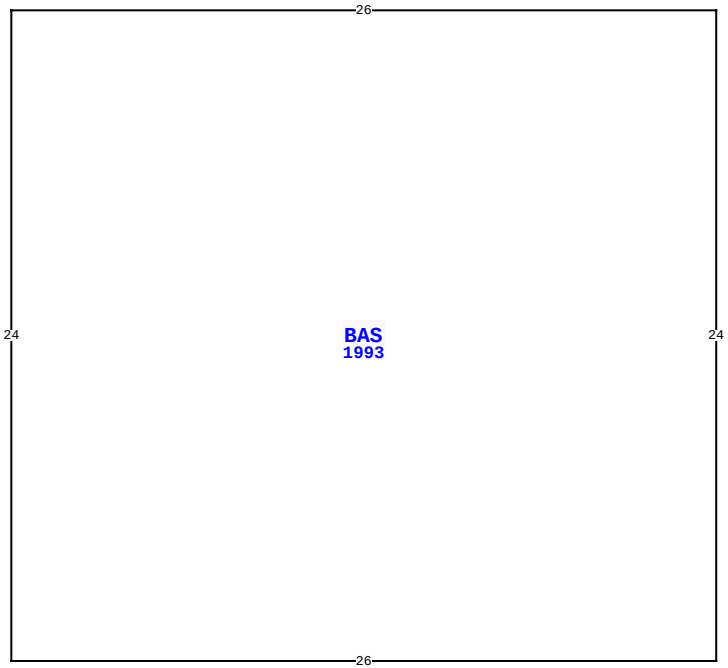
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	03	MASONRY 100
Story Height		0 100
RMS		1 100
Stories	0	0 100
Class	00	. 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	624	100	624	5,388
TOTALS	624		624	5,388

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	06	624	71.9611	17.27	10,776	1986	1986	0	0	0	50.00	50.00

2 BARNS – 100% - 0 Heated Area: 624 HX Base Yr



54283 MARLEE RD, CALLAHAN

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SALES DATA

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GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S24 E26 N24 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 11/20/2019 BY KKBA Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 08/02/2023 BY SYS