

LOT 20
IN OR 1969/417
NASSAU VILLAGE 3 UNR

CONTI JOSEPH & SHIRLYN
54354 MARLEE ROAD
CALLAHAN, FL 32011

2023

37-1N-25-299C-0020-0000



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	30	VINYL 100	0100	01	2,096	126.5000	114.17	239,300	1973	1995	0	0	0	13.25	86.75	VALUATION SUMMARY											
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 0													STANDARD											
Roof Cover	12	MODULAR MT 100	Heated Area: 1400													Tax Group: 6 Tax Dist:											
Interior Wall	05	DRYWALL 100	HX Base Yr													BUILDING MARKET VALUE 207,593											
Interior Floo	14	CARPET 70														TOTAL MARKET OB/XF VALUE 8,025											
Interior Floo	08	SHT VINYL 30														TOTAL LAND VALUE - MARKET 45,000											
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE 260,618											
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction 75,585											
Bedrooms	3	100														ASSESSED VALUE 185,033											
Bathrooms	2	100														TOTAL EXEMPTION VALUE 0											
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE 185,033											
Stories	1.	1. 100														TOTAL JUST VALUE 260,618											
Units	0	100														NCON VALUE 0											
BUD8 Adjustme	06	DIST 1D 100														INCOME VALUE											
Occupancy	00	NONE 100														PREVIOUS YEAR MKT VALUE 223,644											
Quality			06	Quality Level 06																							
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	1,400	100	1,400	138,659																							
FEP	160	80	128	12,678																							
UDG	1,032	55	568	56,257																							
TOTALS			2,592	2,096												207,593											
EXTRA FEATURES			54354 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	0811	CONCRETE B	0	0	0	0	947.00	SF	5.20	5.20	100	1987	1987	3	54.5	2,684											
2	0940	SHEDS/PORT	0	0	10	8	80.00	SF	21.30	21.30	100	1995	1995	3	20	341											
3	0812	CONCRETE C	0	0	20	20	400.00	SF	4.00	4.00	100	2004	2004	3	86	1,376											
4	1242	WD DECK A	0	0	16	12	192.00	SF	10.00	10.00	100	1995	1995	3	20	384											
5	0351	CARPORT MT	0	0	18	30	540.00	SF	10.00	10.00	100	2012	2012	3	60	3,240											
LAND DESCRIPTION			TOTAL OB/XF													8,025											
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	0	0006	RM	152.00	320.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000										
REVIEW DATE 04/20/2020 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS																											