

LOT 7
IN OR 1181/1420
NASSAU VILLAGE 4 UNR

HOLMES GARY WAYNE & VELICE M
54420 MARLEE ROAD
CALLAHAN, FL 32011

2023

37-1N-25-299D-0007-0000



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	VALUATION SUMMARY														
Exterior Wall	20	FACE BRICK 100	0100	01	2,076	113.4840	102.42	212,624	2004	2004	0	0	0	13.50	86.50	VALUATION BY STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2005													Heated Area: 1815													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2005													
Interior Wall	05	DRYWALL 100																											
Interior Floo	11	CLAY TILE 60																											
Interior Floo	14	CARPET 40																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		2 100																											
Bathrooms		2 100																											
Frame	02	WOOD FRAME 100																											
Stories	1.	1. 100																											
Units		0 100																											
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	1,815	100	1,815	160,797																									
FOP	119	30	36	3,189																									
PTO	18	5	1	88																									
UCP	1,120	20	224	19,845																									
TOTALS			3,072		2,076	183,920																							
EXTRA FEATURES					54420 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												
7	0812	CONCRETE C	0	100	0	0	5,125.00	SF	4.00	4.00	100	2004	2004	3	86	17,630													
9	0940	SHEDS/PORT	0	100	12	7	84.00	SF	30.00	30.00	100	2004	2004	3	24	605													
10	0940	SHEDS/PORT	0	100	20	10	200.00	SF	19.50	19.50	100	2004	2004	3	24	936													
11	0681	POLE SHED	0	100	20	8	160.00	SF	15.00	15.00	100	2004	2004	3	40	960													
LAND DESCRIPTION			TOTAL OB/XF 20,131																										
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	100	0006	RM	141.00	309.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000												
REVIEW DATE 05/02/2017 BY KBX Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS																													