LOT 9
NASSAU VILLAGE 5 UNR
IN OR 2484/1355

THIGPEN ANTHONY E & CARLA L/DEDMON EDDIE L
54532 MARLEE RD
CALLAHAN, FL 32011

2023

37-1N-25-299E-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall		N/A 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	0	0 100
Units		0 100
Quality	03	Quality Level 03

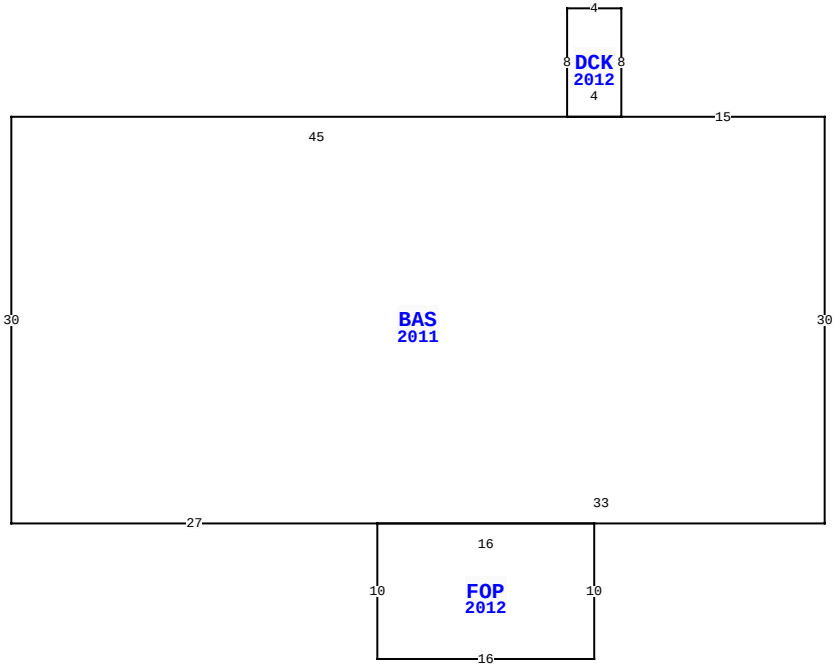
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	1,800	84,732
DCK	32	15	5	235
FOP	160	30	48	2,259
TOTALS	1,992		1,853	87,227

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,853	93.4000	65.38	121,149	2012	2012	0	0	0	28.00	72.00

2 M/H 94+ – 50% - 2022 Heated Area: 1800 HX Base Yr 2022



54532 MARLEE RD, CALLAHAN

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

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
4	0510	GARAGE WD-	0	50	20	16	320.00	SF	35.00	35.00	100	1980	1980	3	20	2,240	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		87,227
TOTAL MARKET OB/XF VALUE		2,240
TOTAL LAND VALUE - MARKET		36,000
TOTAL MARKET VALUE		125,467
SOH/AGL Deduction		17,247
ASSESSED VALUE		108,220
TOTAL EXEMPTION VALUE	HA HAB	27,333
BASE TAXABLE VALUE		80,887
TOTAL JUST VALUE		125,467
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		101,615

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429263	CARPORT	11,154	09/01/2014
B1226660	ADDITION	3,187	12/01/2012
B4378	MH MOVE-ON	0	12/14/2011
M16605	H/AC	0	10/01/2011
P15033	NEW CONSTR	0	10/01/2011
B25209	DEMOLITION	1,500	10/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2484/1625	8/02/2021	QC	U	I	11	51,700
GRANTOR: THIGPEN ANTHONY E & C						
GRANTEE: THIGPEN ANTHONY E &						
2484/1355	8/02/2021	QC	U	I	11	100
GRANTOR: THIGPEN ANTHONY E & C						
GRANTEE: THIGPEN ANTHONY E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS2011=W15 DCK2012=N8 W4 S8
E4$ W45 S30 E27 FOP2012=S10
E16 N10 W16$E33 N30$.

LAND DESCRIPTION

TOTAL OB/XF 2,240

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
1	000102	C	SFR/MH	50	0006	RM	125.00	525.00	1.00	LT		1.00	1.00	0.80	45,000.00	36,000.00	36,000							

REVIEW DATE 04/20/2020 BY KBA Total Acres: 0.00 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 08/02/2023 BY SYS