LOT 12
IN OR 2447/729
NASSAU VILLAGE 5 UNR

SCHISLER STAN & CAROLINE
1150 ALTMAN DR
MERRITT ISLAND, FL 32952

2023

37-1N-25-299E-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

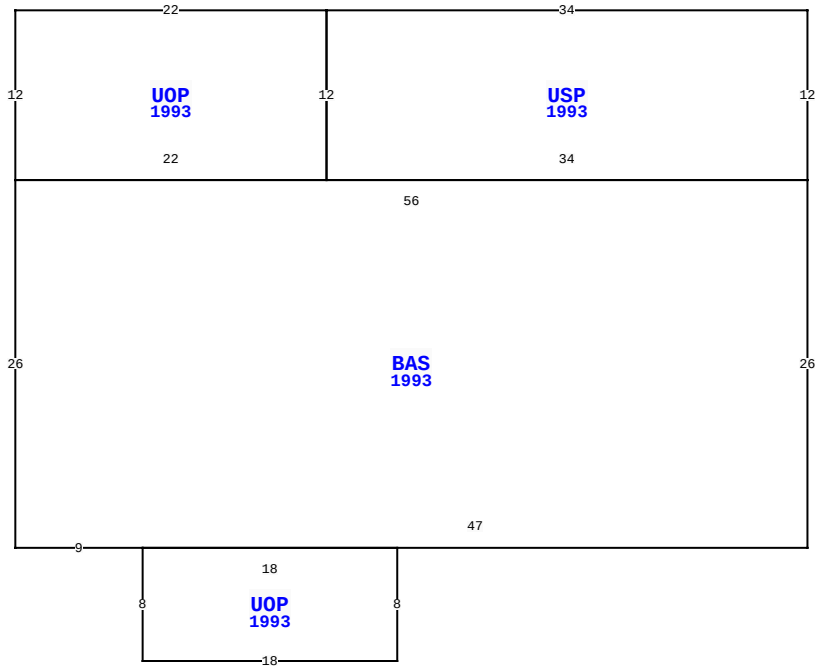
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	02	Quality Level 02
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	1,456	100	1,456	19,634
UOP	144	25	36	485
UOP	264	25	66	890
USP	408	50	204	2,751
TOTALS	2,272		1,762	23,761

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,762	69.1600	44.95	79,202	1985	1985	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2023 Heated Area: 1456 HX Base Yr



54566 MARLEE RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	23,761
TOTAL MARKET OB/XF VALUE	1,200
TOTAL LAND VALUE - MARKET	36,000
TOTAL MARKET VALUE	60,961
SOH/AGL Deduction	0
ASSESSED VALUE	60,961
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	60,961
TOTAL JUST VALUE	60,961
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	53,707

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2447/0729	3/18/2021	WD	Q	I	01	55,000
GRANTOR: COIA JOHN J						
GRANTEE: SCHISLER STAN & CAR						
1853/1013	4/26/2013	WD	Q	I	02	42,000
GRANTOR: STOHL MATTHEW J						
GRANTEE: COIA JOHN J						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=1993] W34 UOP=[YR=1993] W22 S12 BAS=[YR=1993] S26 E9 UOP=[YR=1993] S8 E18 N8 W18$ E47 N26 W56$ E22 N12$ S12 E34 N12$.

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
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1985	1985	3	60	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,200

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	0	0006	RM	125.00	384.00	1.00	LT		1.00	1.00	0.80	45,000.00	36,000.00	36,000							

REVIEW DATE 11/19/2019 BY KBA Total Acres: 0.00 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 08/02/2023 BY SYS