LOT 14
IN OR 2631/911
NASSAU VILLAGE 5 UNR

LE TUNNEL COMPANY
2822 BROWARD ROAD
JACKSONVILLE, FL 32218

2023

37-1N-25-299E-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	02	Quality Level 02

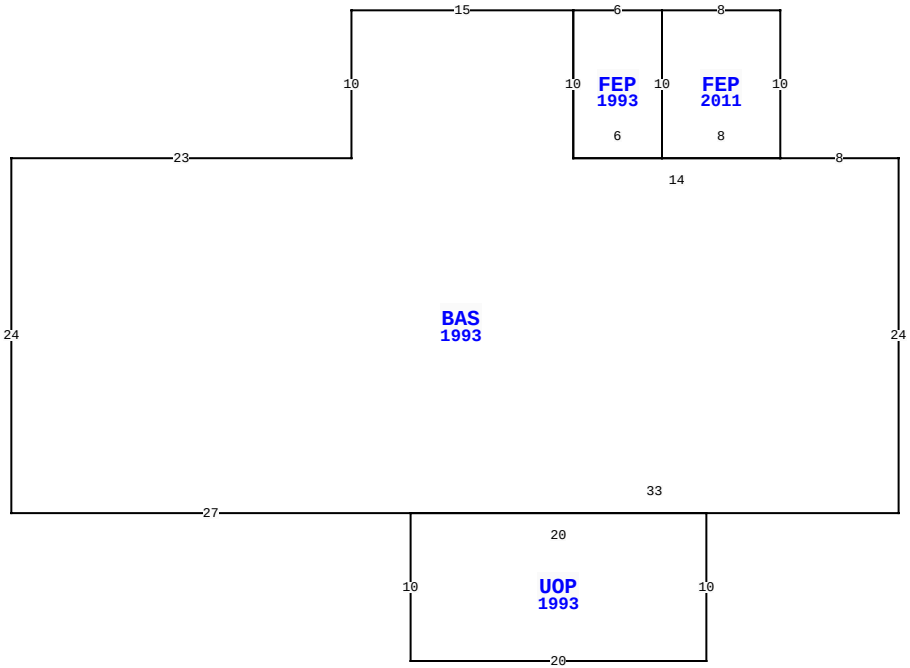
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,590	100	1,590	24,570
FEP	60	85	51	788
FEP	80	85	68	1,051
UOP	200	25	50	773
TOTALS	1,930		1,759	27,182

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,759	79.2400	51.51	90,606	1973	1973	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1709 HX Base Yr



54588 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	27,182
TOTAL MARKET OB/XF VALUE	10,876
TOTAL LAND VALUE - MARKET	36,000
TOTAL MARKET VALUE	74,058
SOH/AGL Deduction	10,827
ASSESSED VALUE	63,231
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	63,231
TOTAL JUST VALUE	74,058
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	61,353

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2631/911	4/14/2023	WD	Q	I	01	105,000
GRANTOR: KUSHNEROV VITALIY						
GRANTEE: LE TUNNEL COMPANY						
2393/0126	9/10/2020	WD	Q	I	02	57,000
GRANTOR: HOWE MICHAEL PAUL						
GRANTEE: KUSHNEROV VITALIY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 FEP=[YR=2011] N10 W8 FEP=[YR=1993] W6 S10 E6 N10$ S10 E8$ W14 N10 W15 S10 W23 S24 E27 UOP=[YR=1993] S10 E20 N10 W20$ E33 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
1	0511	GARAGE CB-	0	0	22	26	572.00	SF	40.00	40.00	100	1977	1977	3	29	6,635	
2	0810	CONCRETE A	0	0	0	0	564.00	SF	6.50	6.50	100	1977	1977	3	29	1,063	
4	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1974	1974	3	36	720	
5	0681	POLE SHED	0	0	13	31	403.00	SF	15.00	15.00	100	1976	1976	3	20	1,209	
6	0351	CARPORT MT	0	0	19	40	760.00	SF	5.90	5.90	100	1989	1989	3	20	897	
7	1242	WD DECK A	0	0	11	16	176.00	SF	10.00	10.00	100	2000	2000	3	20	352	

LAND DESCRIPTION

TOTAL OB/XF 10,876

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	388.00	1.00	LT		1.00	1.00	0.80	45,000.00	36,000.00	36,000							

REVIEW DATE 05/02/2017 BY KBX Total Acres: 0.00 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 08/02/2023 BY SYS