LOT 16 IN OR 231 PG 38
MH/ID GMHGA6339900225A &
GMHGA6339900225B

PAXTON LUEMMA F
54614 MARLEE ROAD
CALLAHAN, FL 32011

2023

37-1N-25-299E-0016-0000

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	05	DRYWALL 100
Interior Floo	14	CARPET 100
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	03	Quality Level 03

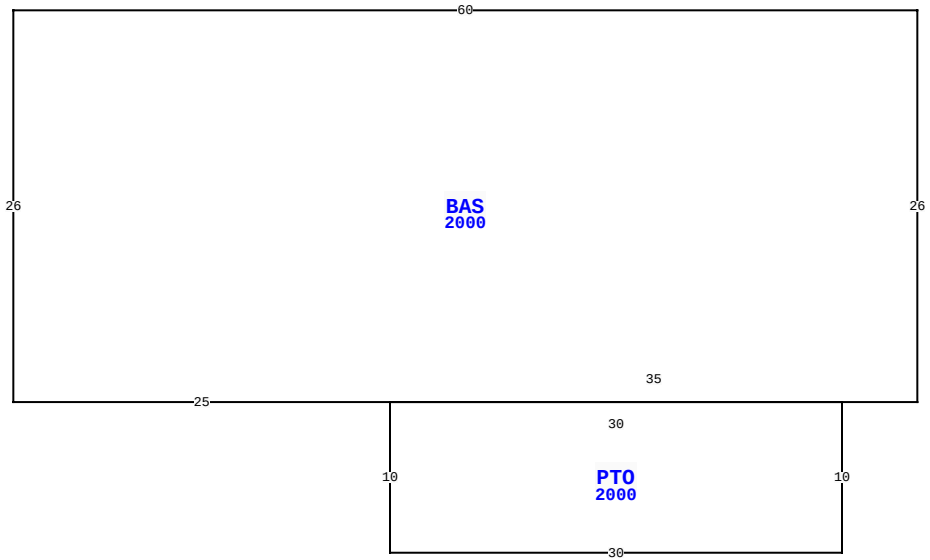
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	1,560	61,851
PTO	300	5	15	595
TOTALS	1,860		1,575	62,446

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,575	118.0000	82.60	130,095	2000	2000	0	0	0	52.00	48.00

1 M/H 94+ – 100% - 0 Heated Area: 1560 HX Base Yr



54614 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		62,446
TOTAL MARKET OB/XF VALUE		2,975
TOTAL LAND VALUE - MARKET		36,000
TOTAL MARKET VALUE		101,421
SOH/AGL Deduction		48,618
ASSESSED VALUE		52,803
TOTAL EXEMPTION VALUE	HX HB WX	32,803
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		101,421
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		82,935

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH002999	MH MOVE-ON	0	04/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0231/0038	1/01/1977	WD	Q	V		5,000
GRANTOR:						
GRANTEE:						
0153/0504	1/01/1973	CD	Q	V		3,295
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W60 S26 E25 PTO=[YR=2000] S10 E30 N10 W30 $ E35 N26 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	85	2,975	

LAND DESCRIPTION

TOTAL OB/XF 2,975

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	100	0006	RM	125.00	450.00	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