

LOT 25
IN OR 2549/1463
NASSAU VILLAGE 5 UNR

HELMEY JASON & VICTORIA
54613 MARLEE RD
CALLAHAN, FL 32011

2023

37-1N-25-299E-0025-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	14	CARPET 30
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
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	1,560	213,434
FCP	240	25	60	8,209
FOP	72	30	22	3,010
FOP	123	30	37	5,062
FST	72	55	40	5,473
UST	21	45	9	1,231

TOTALS	2,088		1,728	236,419
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0940	SHEDS/PORT	0 100	8	14	112.00	SF	13.20	
3	0940	SHEDS/PORT	0 100	10	12	120.00	SF	20.10	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	NOTES
1	000100	C	SFR	100	0006	RM	126.00	386.00	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	1,728	116.9700	138.90	240,019	1981	2018	0	0	1.50	98.50	
1 SNGL FAM - 100% - 2023 Heated Area: 1560 HX Base Yr												
54613 MARLEE RD, CALLAHAN												

TOTAL OB/XF												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981
2	0940	SHEDS/PORT	0 100	8	14	112.00	SF	13.20	13.20	100	2000	2000
3	0940	SHEDS/PORT	0 100	10	12	120.00	SF	20.10	20.10	100	2000	2000

TOTAL OB/XF												
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1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981
2	0940	SHEDS/PORT	0 100	8	14	112.00	SF	13.20	13.20	100	2000	2000
3	0940	SHEDS/PORT	0 100	10	12	120.00	SF	20.10	20.10	100	2000	2000

NASSAU COUNTY PROPERTY												
VALUATION SUMMARY												
PAGE 1 of 1 6												
VALUATION BY STANDARD												
Tax Group: 6 Tax Dist:												
BUILDING MARKET VALUE 236,419												
TOTAL MARKET OB/XF VALUE 2,581												
TOTAL LAND VALUE - MARKET 45,000												
TOTAL MARKET VALUE 284,000												
SOH/AGL Deduction 0												
ASSESSED VALUE 284,000												
TOTAL EXEMPTION VALUE 13 284,000												
BASE TAXABLE VALUE 0												
TOTAL JUST VALUE 284,000												
NCON VALUE 0												
INCOME VALUE												
PREVIOUS YEAR MKT VALUE 225,493												

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2549/1463	3/22/2022	WD	Q	I	01	325,000	
GRANTOR: CITYGATE HOMES LLC							
GRANTEE: HELMEY JASON & VICT							
2509/0914	10/22/2021	WD	U	I	37	106,300	
GRANTOR: GRIFFIN GERALD R JR &							
GRANTEE: CITYGATE HOMES LLC							

BUILDING NOTES												

BUILDING DIMENSIONS												
FST=[YR=1993] W12 BAS=[YR=1993] W26 FOP=[YR=1993] N12 W12 S9 UST=[YR=1993] S3 E7 N3 W7\$ E7 S3 E5\$ W26 S34 E26 N2FOP=[YR=1993] E12 N6 W12 S6\$ N6 E26 FCP=[YR=1993] E12 N20 W12 S20 \$ N26\$ S6 E12 N6\$.												