LOT 29
NASSAU VILLAGE 5 UNR
IN OR 2639/1737

ALLINGTON MARYLAND L/E/
54559 MARLEE ROAD
CALLAHAN, FL 32011

2023

37-1N-25-299E-0029-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	03	Quality Level 03

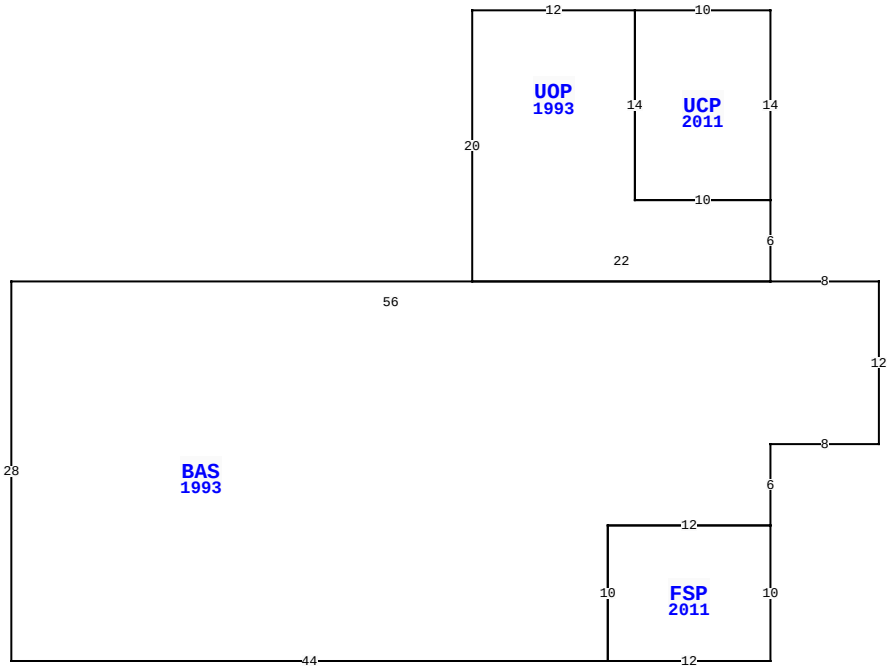
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,544	100	1,544	126,366
FSP	120	40	48	3,928
UCP	140	20	28	2,292
UOP	300	20	60	4,910
TOTALS	2,104		1,680	137,497

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,680	107.0000	96.57	162,238	1984	1990	0	0	0	15.25	84.75

1 SINGLE FAM – 100% - 0 Heated Area: 1544 HX Base Yr 1980



54559 MARLEE RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		137,497
TOTAL MARKET OB/XF VALUE		4,151
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		186,648
SOH/AGL Deduction		143,098
ASSESSED VALUE		43,550
TOTAL EXEMPTION VALUE	HX HB WX SL	43,550
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		186,648
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		160,244

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2639/1737	5/12/2023	QC	U	I	11	100
GRANTOR: ALLINGTON MARYLAND						
GRANTEE: WILSON VIOLET						
2639/1727	5/12/2023	QC	U	I	11	100
GRANTOR: MITCHELL CYNTHIA						
GRANTEE: ALLINGTON MARYLAND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 UOP=[YR=1993] N6 UCP=[YR=2011] N14 W10 S14 E10$ W10 N14 W12 S20 E22$ W56 S28 E44 FSP=[YR=2011] E12 N10 W12 S10$ N10 E12 N6 E8 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
3	0510	GARAGE WD-	0	100	0	0	1,186.00	SF	17.50	17.50	100	1975	1975	3	20	4,151	

LAND DESCRIPTION

TOTAL OB/XF 4,151

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	000100	C	SFR	100	0006	RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 01/14/2021 BY KWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS