

LOT 30
IN OR 2085/719
R378241 & R378242

WILKEN STUART
54537 MARLEE RD
CALLAHAN, FL 32011

2023

37-1N-25-299E-0030-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	05	AVERAGE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 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

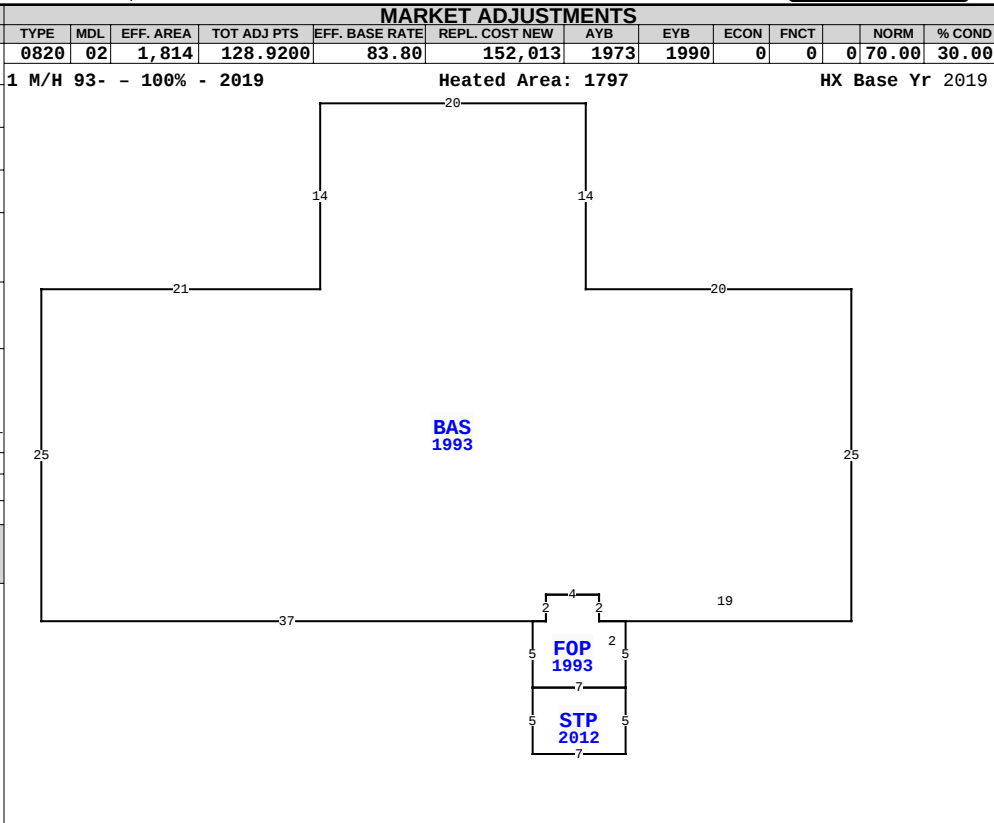
Quality	04	Quality Level 04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,797	100	1,797	45,177
FOP	43	30	13	327
STP	35	10	4	101

TOTALS	1,875		1,814	45,604
--------	-------	--	-------	--------

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	0810	CONCRETE A	0 100	16	20	320.00	SF	6.50	
4	0810	CONCRETE A	0 100	28	3	84.00	SF	6.50	
7	0510	GARAGE WD-	0 100	20	20	400.00	SF	35.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000102	C	SFR/MH	100	0006	RM	157.00	289.00	1.00



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

54537 MARLEE RD, CALLAHAN

L N	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	1988	1988	3	66	2,310	
2	0810	CONCRETE A	0 100	16	20	320.00	SF	6.50	6.50	100	1987	1987	3	54.5	1,134	
4	0810	CONCRETE A	0 100	28	3	84.00	SF	6.50	6.50	100	1988	1988	3	57	311	
7	0510	GARAGE WD-	0 100	20	20	400.00	SF	35.00	35.00	100	1986	1986	3	20	2,800	

TOTAL OB/XF													6,555		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL			
06	RM	157.00	289.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00				

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		45,604	
TOTAL MARKET OB/XF VALUE		6,555	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		97,159	
SOH/AGL Deduction		51,318	
ASSESSED VALUE		45,841	
TOTAL EXEMPTION VALUE		HX HB	25,000
BASE TAXABLE VALUE		20,841	
TOTAL JUST VALUE		97,159	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		80,427	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E974106	CHNGE SRVC	0	11/01/1997
3950	N/A	3,000	03/17/1987
3857	N/A	3,000	02/02/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2085/0719	11/07/2016	SW	U	I	37	47,900	
GRANTOR: HOUSING OPPORTUNITIES							
GRANTEE: WILKEN STUART							
2030/1179	2/26/2016	CT	U	I	18	12,000	
GRANTOR: CLERK OF COURT							
GRANTEE: HOUSING OPPORTUNITY							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W20 N14 W20 S14 W21 S25 E37 FOP=[YR=1993] S5 STP=[YR=2012] S5 E7 N5 W7\$ E7 N5 W2 N2W4 S2 W1\$ E1 N2 E4 S2 E19 N25\$.									