

LOT 33 R107379 GARRISON WANDA STAR
IN OR 724 PG 990 54501 MARLEE ROAD
NASSAU VILLAGE # 5 UNR CALLAHAN, FL 32011

GARRISON WANDA STAR
54501 MARLEE ROAD
CALLAHAN, FL 32011

2023

37-1N-25-299E-0033-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION		
Exterior Wall	25	MOD METAL 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	04	PLYWOOD 100		
Interior Floo	14	CARPET 90		
Interior Floo	08	SHT VINYL 10		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		2 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units	0	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	1,056	100	1,056	20,510
UOP	150	25	38	738
USP	210	50	105	2,039
TOTALS	1,416		1,199	23,287

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
2	0810	CONCRETE A	0 100	0	0	380.00	SF	6.50	6.50
4	0940	SHEDS/PORT	0 100	12	16	192.00	SF	21.30	21.30
5	0681	POLE SHED	0 100	16	12	192.00	SF	15.00	15.00
6	0940	SHEDS/PORT	0 100	16	10	160.00	SF	20.10	20.10

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,199	99.6000	64.74	77,623	1972	1985	0	0	0 70.00	30.00

1 M/H 93- - 100% - 1996

Heated Area: 1056

HX Base Yr 1996

The diagram shows a complex building footprint divided into three main sections. The top section is labeled 'UOP 1993' and has dimensions 15x10. The middle section is labeled 'BAS 1993' and has dimensions 29x12. The bottom section is labeled 'USP 1993' and has dimensions 21x10. The total heated area is 1056 square feet. The base year is 1996.

NASSAU COUNTY PROPERTY

VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					23,287				
TOTAL MARKET OB/XF VALUE					5,527				
TOTAL LAND VALUE - MARKET					45,000				
TOTAL MARKET VALUE					73,814				
SOH/AGL Deduction					37,435				
ASSESSED VALUE					36,379				
TOTAL EXEMPTION VALUE					HX HB 25,000				
BASE TAXABLE VALUE					11,379				
TOTAL JUST VALUE					73,814				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					63,751				

SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / U / I / RSN CD	SALE PRICE
0724/0990	2/27/1995	WD Q	I	31,300

GRANTOR: SAPPENFIELD JAMIE
GRANTEE: GARRISON WANDA STAR
0629/1048 6/26/1991 QC U I 01 100
GRANTOR: SAPPENFIELD ROY A
GRANTEE: SAPPENFIELD JAMIE

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1993] W13 N12 W19 S12 W8 UOP=[YR=1993] N10 W15 S10 E15\$ W29 S12 E29 USP=[YR=1993] S10 E21 N10 W21\$ E40 N12\$. 									

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	130.00	373.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

TOTAL OB/XF

5,527

REVIEW DATE	02/10/2022	BY	KBA	Total Acres: 0.00	Total Land Value: 45,000	Market: 0	Agricultural: 0	Common: 45,000	PRINTED 08/02/2023 BY SYS
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