LOT 37
IN OR 994/1734
NASSAU VILLAGE 5 UNR

PARKER RUBY L
54441 MARLEE ROAD
CALLAHAN, FL 32011

**2023**

**37-1N-25-299E-0037-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

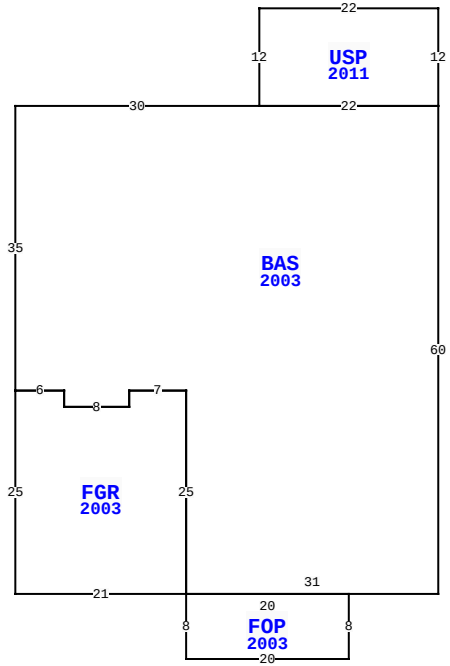
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,611 | 100 | 2,611 | 255,318 |
| FGR | 509 | 55 | 280 | 27,380 |
| FOP | 160 | 30 | 48 | 4,693 |
| USP | 264 | 30 | 79 | 7,725 |
| TOTALS | 3,544 | | 3,018 | 295,116 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,018 | 90.9880 | 108.05 | 326,095 | 2003 | 2003 | 0 | 0 | 0 | 9.50 | 90.50 |

2 SNGL FAM – 100% - 2004 Heated Area: 2611 HX Base Yr 2004




54441 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 | | 295,116 |
| TOTAL MARKET OB/XF VALUE | | 14,545 |
| TOTAL LAND VALUE - MARKET | | 45,000 |
| TOTAL MARKET VALUE | | 354,661 |
| SOH/AGL Deduction | | 189,213 |
| ASSESSED VALUE | | 165,448 |
| TOTAL EXEMPTION VALUE | HX HB WX | 55,000 |
| BASE TAXABLE VALUE | | 110,448 |
| TOTAL JUST VALUE | | 354,661 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 276,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 21011369 | REPAIR/RRF | 24,000 | 08/27/2021 |
| B10635 | NEW CONSTR | 185,812 | 01/15/2003 |
| R4709 | REPAIR/RRF | 0 | 01/15/2003 |
| 3883 | H/AC | 1,300 | 07/30/1991 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0994/1734 | 6/29/2001 | WD | Q | I | | 39,000 |

GRANTOR: STONECIPHER JOSEPH S
GRANTEE: PARKER JACK & RUBY

| | | | | | | |
|---|---|---|---|---|---|---|
| 0337/0597 | 5/01/1981 | WD | Q | V | | 8,500 |

GRANTOR:
GRANTEE:

### BUILDING NOTES

### BUILDING DIMENSIONS

USP=[YR=2011] N12 W22 S12 BAS=[YR=2003] W30 S35
FGR=[YR=2003] S25 E21 N25 W7 S2 W8 N2 W6$ E6 S2 E8 N2 E7 S25
FOP=[YR=2003] S8 E20 N8 W20$ E31 N60 W22$ E22$ .

### 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 | 0940 | SHEDS/PORT | 0 | 100 | 13 | 12 | 216.00 | SF | 30.00 | 30.00 | 100 | 1989 | 1989 | 3 | 20 | 1,296 | |
| 2 | 0940 | SHEDS/PORT | 0 | 100 | 18 | 12 | 216.00 | SF | 30.00 | 30.00 | 100 | 1992 | 1992 | 3 | 20 | 1,296 | |
| 3 | 0940 | SHEDS/PORT | 0 | 100 | 12 | 10 | 120.00 | SF | 20.10 | 20.10 | 100 | 1990 | 1990 | 3 | 20 | 482 | |
| 4 | 0681 | POLE SHED | 0 | 100 | 0 | 0 | 400.00 | SF | 15.00 | 15.00 | 100 | 1990 | 1990 | 3 | 20 | 1,200 | |
| 5 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 674.00 | SF | 6.50 | 6.50 | 100 | 2005 | 2005 | 3 | 87 | 3,811 | |
| 6 | 0680 | POLE SHED | 0 | 100 | 24 | 13 | 312.00 | SF | 10.00 | 10.00 | 100 | 2005 | 2005 | 3 | 44 | 1,373 | |
| 7 | 0940 | SHEDS/PORT | 0 | 100 | 24 | 18 | 432.00 | SF | 30.00 | 30.00 | 100 | 2005 | 2005 | 3 | 27 | 3,499 | |
| 8 | 0351 | CARPORT MT | 0 | 100 | 21 | 28 | 588.00 | SF | 10.00 | 10.00 | 100 | 2005 | 2005 | 3 | 27 | 1,588 | |

### LAND DESCRIPTION

TOTAL OB/XF 14,545

| 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 | 369.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 45,000.00 | 45,000.00 | 45,000 | | | | | | | |

REVIEW DATE 02/01/2022 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS