LOTS 1 THRU 4 &
PT ABND RW RESOLUTION
2011-80 PT OR 1750/848

MARSHALL MARIANNE P L/E/
36116 GAGE RD
CALLAHAN, FL 32011

2024

15-3N-24-2320-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

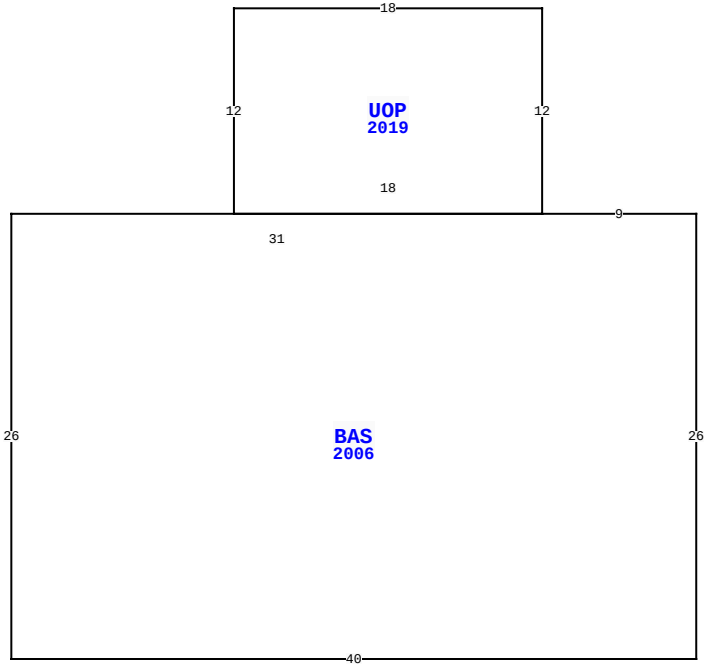
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	1,040	57,823
UOP	216	25	54	3,002
TOTALS	1,256		1,094	60,825

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,094	127.8200	95.86	104,871	2006	2006	0	0	0	42.00	58.00

1 M/H 94+ – 0% - 0 Heated Area: 1040 HX Base Yr



37246 BOSSMAN LN, HILLIARD

BLD DATE	03/06/2007	JH	LGL DATE	06/13/2023	MLU
XF DATE			LAND DATE		
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	60,825
TOTAL MARKET OB/XF VALUE	4,860
TOTAL LAND VALUE - MARKET	380,960
TOTAL MARKET VALUE	116,833
SOH/AGL Deduction	0
ASSESSED VALUE	116,833
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	116,833
TOTAL JUST VALUE	446,645
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	445,268

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4864	MH MOVE-ON	0	12/19/2006
P11692	OTHER	0	11/01/2006
E18218	ELEC OTHER	0	10/01/2006
M12159	MECH OTHER	0	10/01/2006
B17826	ADDITION	0	05/01/2006
WE00453	OTHER	0	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2692/1836	1/30/2024	LE	U	I	11	100
GRANTOR: MARSHALL MARIANNE P						
GRANTEE: BOWDEN TIFFANY L						
2632/1976	3/22/2023	LE	U	I	11	100
GRANTOR: MARSHALL MARIANNE P						
GRANTEE: BOWDEN TIFFANY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W9 UOP=[YR=2019] N12 W18 S12 E18$ W31 S26 E40 N26$.

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	0351	CARPORT MT	0	0	60	30	1,800.00	SF	10.00	10.00	100	2006	2006	3	27	4,860	

TOTAL OB/XF 4,860

LAND DESCRIPTION

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	005000	C	RURAL HOME	0	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005400	A	TIMBER 1 SI	0		OR	0.00	0.00	2.57	AC		1.00	1.00	1.00	730.00	730.00	1,876							
3	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	31.30	AC		1.00	1.00	1.00	555.00	555.00	17,372							
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	190.00	190.00	1,900							
5	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	43.87	AC		1.00	1.00	1.00	8,000.00	8,000.00	350,960							

REVIEW DATE 06/04/2020 BY TWA Total Acres: 44.87 Total Land Value: 51,148 Market: 350,960 Agricultural: 21,148 Common: 30,000 PRINTED 08/06/2024 BY SYS