



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	30	VINYL 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,661	100	1,661	143,853
FCP	550	25	138	11,952
FOP	176	30	53	4,590
PTO	330	5	16	1,386

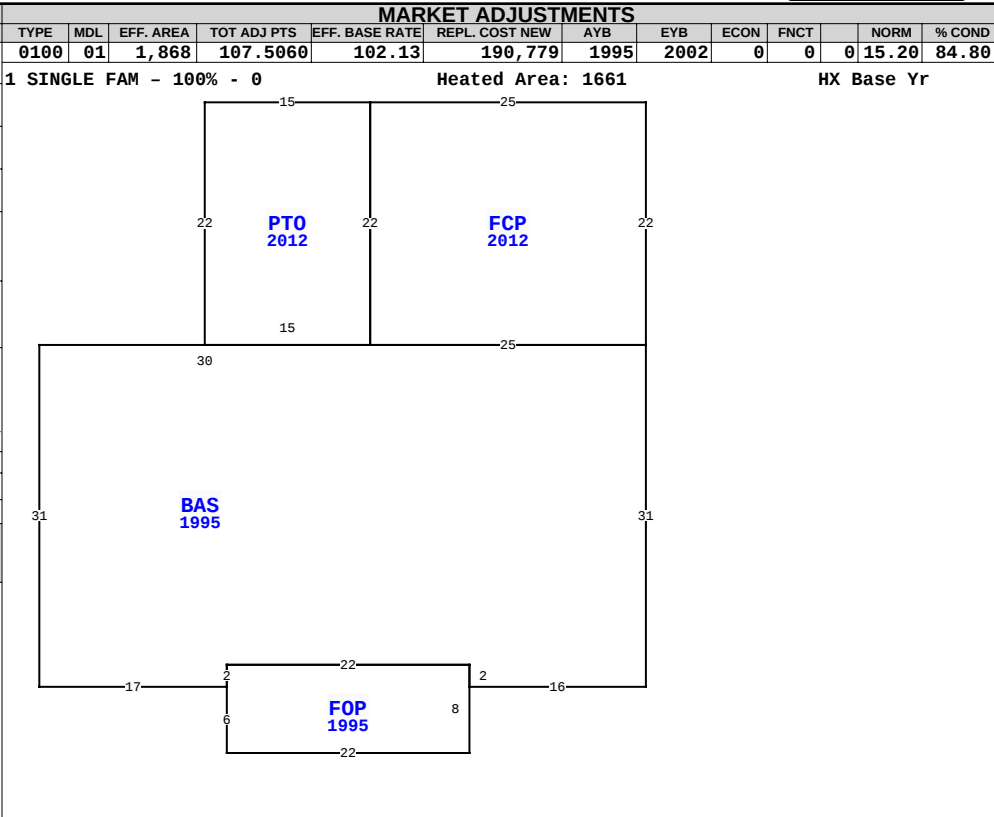
TOTALS	2,717		1,868	161,781
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EXTRA FEATURES

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	1995	1995	3	77	2,695	
2	0681	POLE SHED	0	100	11	10	110.00	SF	15.00	15.00	100	1995	1995	3	23	380	
3	0812	CONCRETE C	0	100	0	0	3,180.00	SF	4.00	4.00	100	1995	1995	3	70	8,904	
4	0803	ASPHALT C	0	0	690	8	5,520.00	SF	1.00	1.00	100	2000	2000	3	50	2,760	
5	0810	CONCRETE A	0	0	0	0	320.00	SF	6.50	6.50	100	1999	1999	3	77	1,602	
6	0751	UOP	0	100	10	8	80.00	SF	10.00	10.00	100	1999	1999	3	27	216	
7	0752	USP	0	100	20	12	240.00	SF	15.00	15.00	100	1999	1999	3	27	972	
8	0350	CARPORT WD	0	0	20	12	240.00	SF	13.00	13.00	100	1999	1999	3	20	624	
9	0681	POLE SHED	0	0	20	5	100.00	SF	15.00	15.00	100	1999	1999	3	27	405	
10	0940	SHEDS/PORT	0	0	16	10	160.00	SF	19.50	19.50	100	1999	1999	3	20	624	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.83	AC		1.00	1.00	1.00	35,000.00	35,000.00	64,050							
2	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.03	AC		1.00	1.00	1.00	35,000.00	35,000.00	36,050							



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

54413 MARSH RD, CALLAHAN

TOTAL OB/XF																	19,182
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	1995	1995	3	77	2,695	
2	0681	POLE SHED	0	100	11	10	110.00	SF	15.00	15.00	100	1995	1995	3	23	380	
3	0812	CONCRETE C	0	100	0	0	3,180.00	SF	4.00	4.00	100	1995	1995	3	70	8,904	
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6	0751	UOP	0	100	10	8	80.00	SF	10.00	10.00	100	1999	1999	3	27	216	
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2	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.03	AC		1.00	1.00	1.00	35,000.00	35,000.00	36,050							

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		161,781
TOTAL MARKET OB/XF VALUE		32,720
TOTAL LAND VALUE - MARKET		100,100
TOTAL MARKET VALUE		294,601
SOH/AGL Deduction		111,812
ASSESSED VALUE		182,789
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		127,789
TOTAL JUST VALUE		294,601
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,293

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17005280	REPAIR/RRF	10,500	08/01/2017
MH992678	MH MOVE-ON	0	01/05/1999
B951854	NEW CONSTR	70,000	04/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2624/0673	12/23/2022	QC	U	I	11	100
GRANTOR: COLE ERNEST L & MARSH						
GRANTEE: COLE HAROLD JACOB						
0724/0469	2/21/1995	WD	U	V		100
GRANTOR: RAINES ROBERT SR & MI						
GRANTEE: COLE ERNEST & MARSH						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2012] W25 PTO=[YR=2012] W15 S22 E15 N22\$ S22
BAS=[YR=1995] W30 S31 E17 FOP=[YR=1995] S6 E22 N8 W22 S2\$ N2
E22 S2 E16 N31 W25\$ E25N22\$.

COLE MARSHA L/E/
54413 MARSH RD
CALLAHAN, FL 32011

27-2N-25-0000-0005-0010

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