PT OF GOVT LOT 4
PARCELS 5-9 & 5-10
IN OR 1420/583

GASS CLARENCE & CHARLOTTE L
54383 MARSH ROAD
CALLAHAN, FL 32011

2024

27-2N-25-0000-0005-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

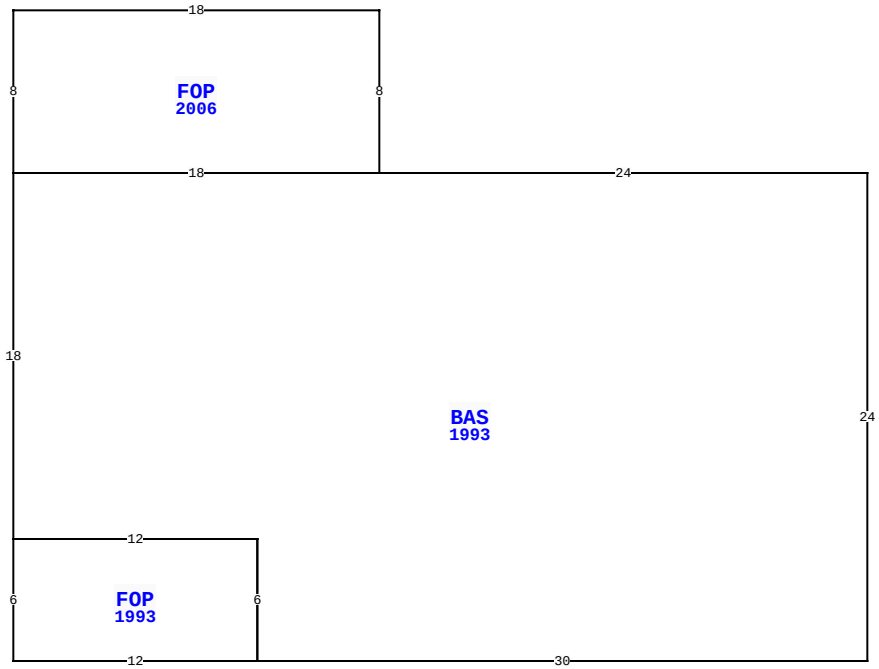
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	936	100	936	95,433
FOP	72	30	22	2,243
FOP	144	30	43	4,384
TOTALS	1,152		1,001	102,060

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,001	127.0080	120.66	120,781	1990	1990	0	0	0	15.50	84.50

1 SINGLE FAM – 100% - 2007 Heated Area: 936 HX Base Yr 2007



54383 MARSH 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		102,060
TOTAL MARKET OB/XF VALUE		4,561
TOTAL LAND VALUE - MARKET		98,700
TOTAL MARKET VALUE		205,321
SOH/AGL Deduction		103,017
ASSESSED VALUE		102,304
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		52,304
TOTAL JUST VALUE		205,321
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		200,956

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6374	NEW CONSTR	36,561	03/27/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1420/0583	6/15/2006	WD	Q	I		178,000
GRANTOR: BROUGHTON LAURA L						
GRANTEE: GASS CLARENCE & CHA						
1195/0596	12/15/2003	WD	U	I		119,000
GRANTOR: PERKINS C RANDY						
GRANTEE: BROUGHTON LAURA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 FOP=[YR=2006] N8 W18 S8 E18$ W18 S18
FOP=[YR=1993] S6 E12N6 W12$ E12 S6 E30 N24$.

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	0681	POLE SHED	0	100	10	9	90.00	SF	15.00	15.00	100	2006	2006	3	44	594	
2	0681	POLE SHED	0	100	12	10	120.00	SF	15.00	15.00	100	2006	2006	3	44	792	
3	0510	GARAGE WD-	0	100	21	12	252.00	SF	17.50	17.50	100	2006	2006	3	44	1,940	
4	0940	SHEDS/PORT	0	100	8	8	64.00	SF	20.10	20.10	100	2005	2005	3	24	309	
5	0940	SHEDS/PORT	0	100	16	12	192.00	SF	20.10	20.10	100	2005	2005	3	24	926	

LAND DESCRIPTION

TOTAL OB/XF 4,561

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	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	2.82	AC		1.00	1.00	1.00	35,000.00	35,000.00	98,700							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.82 Total Land Value: 98,700 Market: 0 Agricultural: 0 Common: 98,700 PRINTED 08/06/2024 BY SYS