TRACT 23
IN OR 2172/1395
LEE STONER SHORES 1 UNR

HAND EDWARD S JR L/E/
54082 MARLEE RD
CALLAHAN, FL 32011

2024

37-1N-25-296A-0023-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

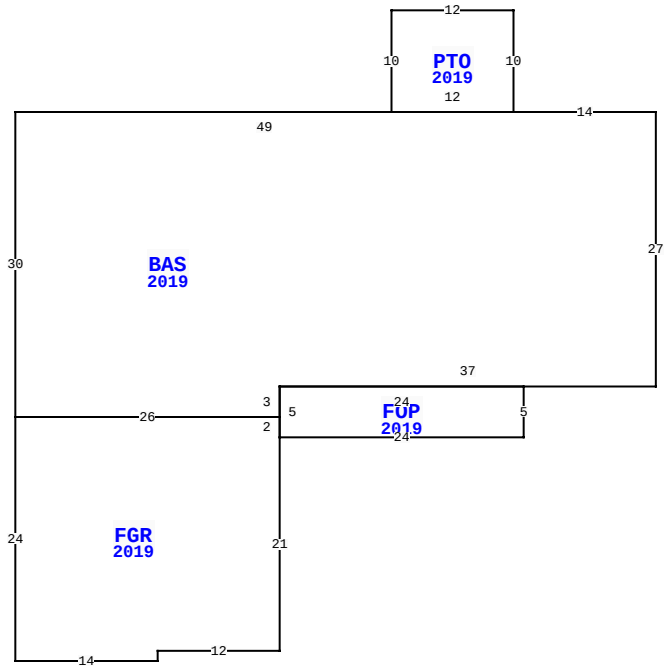
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,779	100	1,779	214,869
FGR	612	55	337	40,703
FOP	120	30	36	4,348
PTO	120	5	6	725
TOTALS	2,631		2,158	260,645

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,158	98.1000	122.62	264,614	2019	2019	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2019 Heated Area: 1779 HX Base Yr 2019



54082 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		260,645
TOTAL MARKET OB/XF VALUE		11,370
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		317,015
SOH/AGL Deduction		119,556
ASSESSED VALUE		197,459
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		147,459
TOTAL JUST VALUE		317,015
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		305,440

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000933	CO ISSUED	0	10/29/2019
19010399	DEMOLITION	4,500	10/01/2019
19000933	NEW CONSTR	246,616	01/01/2019
B973752	REPAIR/RRF	6,950	03/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2725/136	7/16/2024	LE	U	I	11	100
GRANTOR: HAND EDWARD S JR						
GRANTEE: CHAUDHRY SHAHZAD						
2172/1395	1/24/2018	WD	Q	V	02	50,000
GRANTOR: WILLIAMSON KENT & TON						
GRANTEE: HAND EDWARD S JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W14 PTO=[YR=2019] N10 W12 S10 E12$ W49 S30
FGR=[YR=2019] S24 E14 N1 E12 N21 FOP=[YR=2019] E24 N5 W24
S5$N2 W26$ E26 N3 E37 N27$.

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	2701	QUONSET GD	0	100	24	24	576.00	SF	15.00	15.00	100	2008	2008	3	62	5,357	
2	0810	CONCRETE A	0	100	0	0	400.00	SF	6.50	6.50	100	2019	2019	3	98	2,548	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	99	3,465	

LAND DESCRIPTION

TOTAL OB/XF 11,370

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		RM	150.00	333.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 06/04/2024 BY TWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS