

TRACT 25
IN OR 1895/952
R359342 & R359343

TURNER JERALD W & KIMBERLY E
54054 MARLEE RD
CALLAHAN, FL 32011

2024

37-1N-25-296A-0025-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																																			
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6																																					
Exterior Wall	26	AL SIDING 100	0820	02	1,781	116.0000	81.20	144,617	1988	1995	0	0	0	70.00	30.00	VALUATION SUMMARY																																				
Roof Structur	03	GABLE/HIP 100	1 M/H 93- - 100% - 2014												Heated Area: 1660 HX Base Yr 2014																																					
Roof Cover	12	MODULAR MT 100	UOP 1993 BAS 1993 UOP 1993												VALUATION BY												STANDARD																									
Interior Wall	05	DRYWALL 100													Tax Group: 6												Tax Dist:																									
Interior Floo	14	CARPET 100													BUILDING MARKET VALUE												43,385																									
Air Condition	03	CENTRAL 100													TOTAL MARKET OB/XF VALUE												13,831																									
Heating Type	04	AIR DUCTED 100													TOTAL LAND VALUE - MARKET												45,000																									
Bedrooms	3	100													TOTAL MARKET VALUE												102,216																									
Bathrooms	2	100													SOH/AGL Deduction												52,345																									
Frame	02	WOOD FRAME 100													ASSESSED VALUE												49,871																									
Stories	1.	1. 100													TOTAL EXEMPTION VALUE												HX HB 25,000																									
Units	0	100													BASE TAXABLE VALUE												24,871																									
BUD8 Adjustme	06	DIST 1D 100	TOTAL JUST VALUE												102,216																																					
			NCON VALUE												0																																					
			INCOME VALUE																																																	
			PREVIOUS YEAR MKT VALUE												96,377																																					
			MISC STRG/ PL SHED = NV: 10/23KW																																																	
			BLDG:1:4: 1988 NOBILITY																																																	
			BLDG:1:3: RP: R359342 & R359343																																																	
			BLDG:1:1: DW/MH ID: N13388A & N13388B																																																	
Quality	03	Quality Level 03	PERMIT NUM												DESCRIPTION												AMT												ISSUED													
DOR CODE	0200	MOBILE HOME	R970653												REPAIR/RRF												0												11/01/1997													
MAP NUM			5373												XF0B												1,977												12/12/1988													
NEIGHBORHOOD/LOC	8026.00		5322												GARAGE												10,074												11/23/1988													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	7353												MH MOVE-ON												40,000												06/28/1988											
BAS	1,660	100	1,660	40,438																																																
UOP	20	25	5	122																																																
UOP	465	25	116	2,826																																																
TOTALS			2,145	1,781	43,385	BLD DATE												LGL DATE																																		
EXTRA FEATURES			54054 MARLEE RD, CALLAHAN												XF DATE												LAND DATE																									
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	AG DATE																																				
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT 3,500.00	3,500.00	100	1988	1988	3	64	2,240																																					
2	0812	CONCRETE C	0	100	0	0	2,088.00	SF 4.00	4.00	100	1988	1988	3	54.5	4,552																																					
3	0810	CONCRETE A	0	100	32	4	128.00	SF 6.50	6.50	100	1988	1988	3	54.5	453																																					
5	0510	GARAGE WD-	0	100	28	24	672.00	SF 35.00	35.00	100	1989	1989	3	28	6,586																																					
LAND DESCRIPTION																	TOTAL OB/XF 13,831																																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	322.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000																																			
REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS																																																				