TRACT 26
R672765 & R672766
IN OR 679 PG 666

SHANNAHAN RHONDA F
54044 MARLEE ROAD
CALLAHAN, FL 32011

2024

37-1N-25-296A-0026-0000

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	05	Quality Level 05

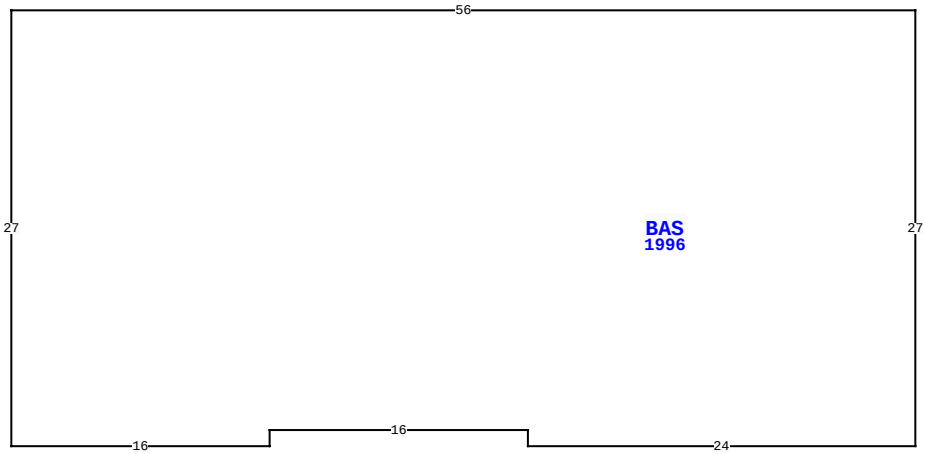
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,496	100	1,496	75,743
TOTALS	1,496		1,496	75,743

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,496	140.6400	105.48	157,798	1996	2001	0	0	0	52.00	48.00

1 M/H 94+ – 100% - 0 Heated Area: 1496 HX Base Yr



54044 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		75,743
TOTAL MARKET OB/XF VALUE		4,864
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		125,607
SOH/AGL Deduction		62,196
ASSESSED VALUE		63,411
TOTAL EXEMPTION VALUE	HX HB	38,411
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		125,607
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		115,242

MISC STRG = NV: 10/23KW
BLDG:1:5: 1996 MERI (1997)
BLDG:1:4: RP: 672765 & 672766
BLDG:1:2: DW/MH/ID FLHMLCP48412958A(B)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU	MH MOVE-ON	0	11/29/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0679/0666	4/21/1993	QC	U	I	01	100

GRANTOR: SHANNAHAN MARK
GRANTEE: SHANNAHAN RHONDA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W56 S27 E16 N1 E16 S1 E24 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
2	0812	CONCRETE C	0	100	16	80	1,280.00	SF	4.00	4.00	100	1983	1983	3	41	2,099	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	79	2,765	

LAND DESCRIPTION

TOTAL OB/XF 4,864

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	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