LOTS 8 & 9
IN OR 1931/1660
NASSAU VILLAGE #1 UNR

WITTE DARIN KURTH/ANTEE AUDREY MICHELLE
54216 MARLEE RD
CALLAHAN, FL 32011

2024

37-1N-25-299A-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

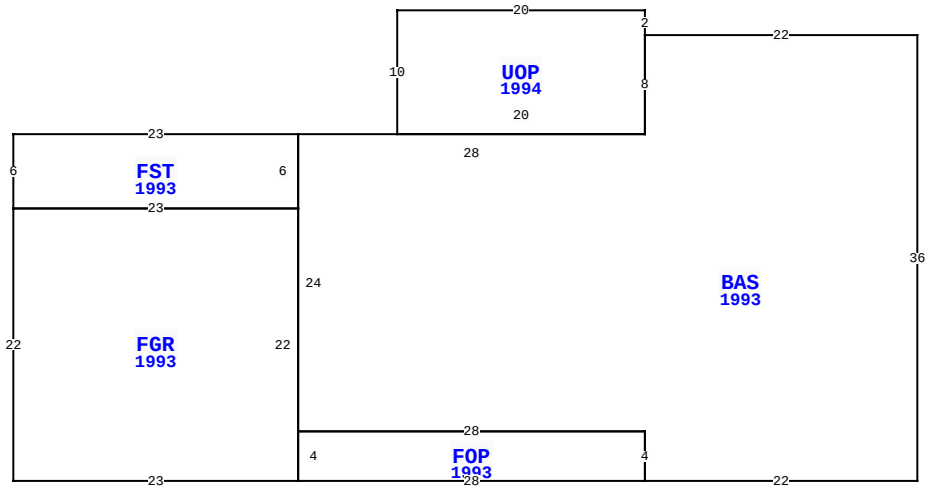
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	03	Quality Level 03
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	1,464	100	1,464	144,620
FGR	506	55	278	27,462
FOP	112	30	34	3,359
FST	138	55	76	7,507
UOP	200	20	40	3,951
TOTALS	2,420		1,892	186,899

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,892	109.7600	137.20	259,582	1978	1983	0	0	0	28.00	72.00

1 SNGL FAM – 100% - 2015 Heated Area: 1464 HX Base Yr 2015



54216 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		186,899
TOTAL MARKET OB/XF VALUE		47,707
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		324,606
SOH/AGL Deduction		142,363
ASSESSED VALUE		182,243
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		132,243
TOTAL JUST VALUE		324,606
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		317,961

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19005194	SWIM POOL	40,000	06/01/2019
6873	REPAIR/RRF	4,064	11/30/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1931/1660	7/28/2014	WD	Q	I	01	164,100
GRANTOR: STONECIPHER GLENDA &						
GRANTEE: WITTE DARIN KURTH &						
1893/1097	11/13/2013	SW	U	I	11	100
GRANTOR: BURNS TOMMY						
GRANTEE: STONECIPHER GLENDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 UOP=[YR=1994] N2 W20 S10 E20 N8 $ S8 W28
FST=[YR=1993] W23 S6 FGR=[YR=1993] S22 E23 N22W23$ E23N6$ S24
FOP=[YR=1993] S4 E28 N4W28$ E28 S4 E22 N36$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1978	1978	3	42	1,470	
2	0940	SHEDS/PORT	0	100	8	8	64.00	SF	21.00	21.00	100	1985	1985	3	20	269	
3	0940	SHEDS/PORT	0	100	24	12	288.00	SF	21.00	21.00	100	1985	1985	3	20	1,210	
4	0812	CONCRETE C	0	100	0	0	1,157.00	SF	4.00	4.00	100	1978	1978	3	29	1,342	
5	0681	POOL SHED	0	100	20	20	400.00	SF	15.00	15.00	100	1971	1971	3	20	1,200	
6	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00	100	2019	2019	3	90	34,425	
7	0855	CONC PAVER	0	100	0	0	795.00	SF	10.00	10.00	100	2019	2019	3	98	7,791	

LAND DESCRIPTION

TOTAL OB/XF 47,707

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	000100	C	SFR	100	0006	RM	124.00	350.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	000100	C	SFR	100	0006	RM	130.00	348.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 08/04/2021 BY KBA Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 08/06/2024 BY SYS