LOT 39
IN OR 2338/727
NASSAU VILLAGE 1 UNR

HERRINGTON TIMOTHY JAMES JR
54136 MARLEE RD
CALLAHAN, FL 32011

2024

37-1N-25-299A-0039-0000

BUILDING CHARACTERISTICS

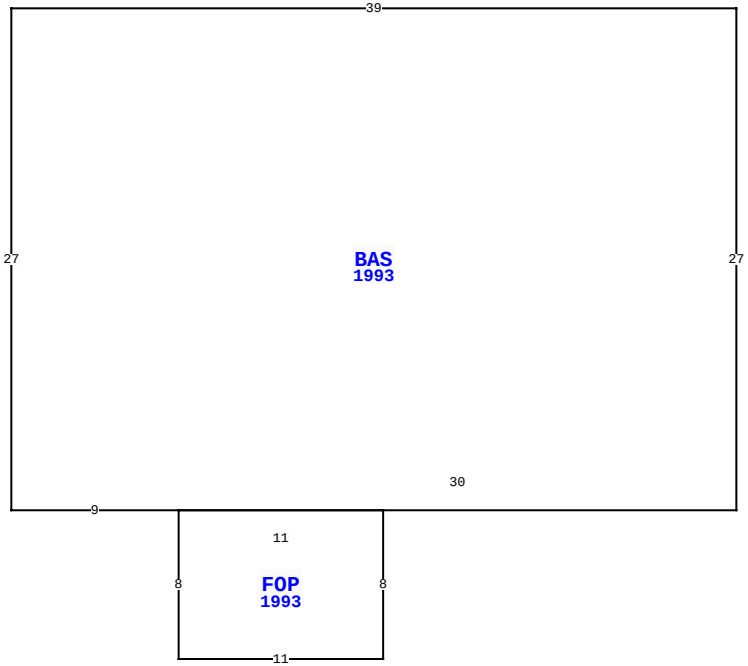
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	05	ASPH TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	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	1,053	100	1,053	82,035
FOP	88	30	26	2,025
TOTALS	1,141		1,079	84,060

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,079	108.1200	102.71	110,824	1976	1990	0	0	0	24.15	75.85

1 SINGLE FAM – 100% - 2021 Heated Area: 1053 HX Base Yr 2021



54136 MARLEE RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	1985	1985	3	20	864	
2	1242	WD DECK A	0	100	7	12	84.00	SF	10.00	10.00	100	1988	1988	3	20	168	
3	0811	CONCRETE B	0	100	0	0	1,099.00	SF	5.20	5.20	100	2000	2000	3	79	4,515	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		84,060
TOTAL MARKET OB/XF VALUE		5,547
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		134,607
SOH/AGL Deduction		32,308
ASSESSED VALUE		102,299
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		52,299
TOTAL JUST VALUE		134,607
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		131,045

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001681	REPAIR/RRF	3,500	02/24/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2338/0727	2/07/2020	WD	U	I	11	100
GRANTOR: FRIGO MARY						
GRANTEE: HERRINGTON TIMOTHY						
2333/1297	12/31/2019	WD	Q	I	01	70,000
GRANTOR: FRIGO MARY						
GRANTEE: HERRINGTON TIMOTHY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W39 S27 E9 FOP=[YR=1993] S8 E11 N8 W11$ E30 N27$.

LAND DESCRIPTION

TOTAL OB/XF 5,547

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		RM	175.00	264.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 07/31/2020 BY KB Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS