LOT 44
IN OR 2698 PG 1144
NASSAU VILLAGE # 1 UNR

PALMER FRANK WALKER III/PALMER MARLENA
54207 MARLEE RD
CALLAHAN, FL 32011

2024

37-1N-25-299A-0044-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
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	03	Quality Level 03

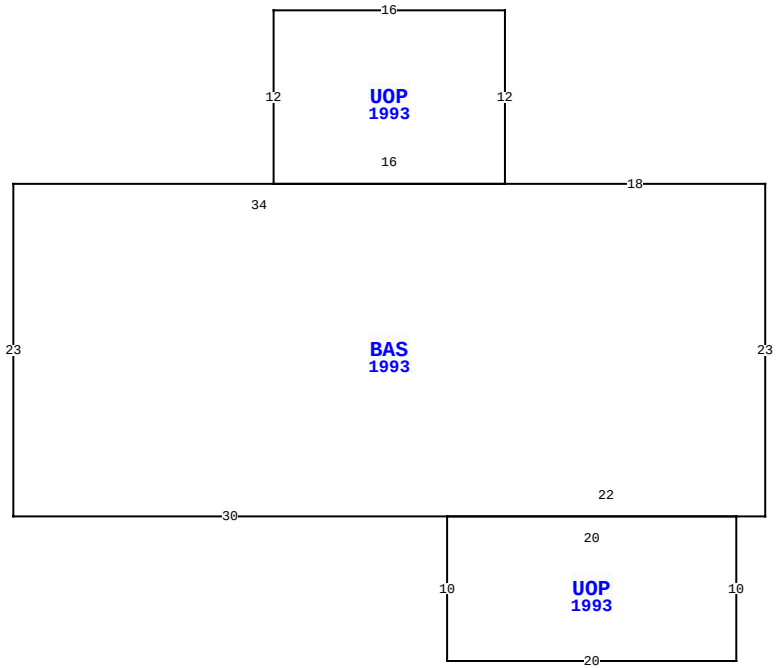
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,196	100	1,196	29,135
UOP	192	25	48	1,169
UOP	200	25	50	1,218
TOTALS	1,588		1,294	31,522

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,294	116.0000	81.20	105,073	1973	1973	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2024 Heated Area: 1196 HX Base Yr



54207 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	31,522
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	76,522
SOH/AGL Deduction	0
ASSESSED VALUE	76,522
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	76,522
TOTAL JUST VALUE	76,522
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,695

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH240004774	28X76 SCOTBUILT 3	0	04/24/2024
B240002791	MANUF HOME DEMO B	5,900	03/11/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2698/1144	2/20/2024	WD	Q	I	01	85,000
GRANTOR: KIRKLAND DARREL						
GRANTEE: PALMER FRANK WALKER						
2689/1565	1/18/2024	FJ	U	I	11	0
GRANTOR: LUCAS BETTY JEAN						
GRANTEE: KIRKLAND DARREL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 UOP=[YR=1993] N12 W16 S12 E16$ W34 S23 E30
UOP=[YR=1993] S10 E20 N10 W20$ E22 N23$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000115	C	SFR ACRES	0		RM	130.00	350.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 04/18/2024 BY TW Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS