LOT 45
IN OR 2236/973
NASSAU VILLAGE 1 UNR

MAHANY WALTER J & ALMA
54219 MARLEE RD
CALLAHAN, FL 32011-4752

2024

37-1N-25-299A-0045-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

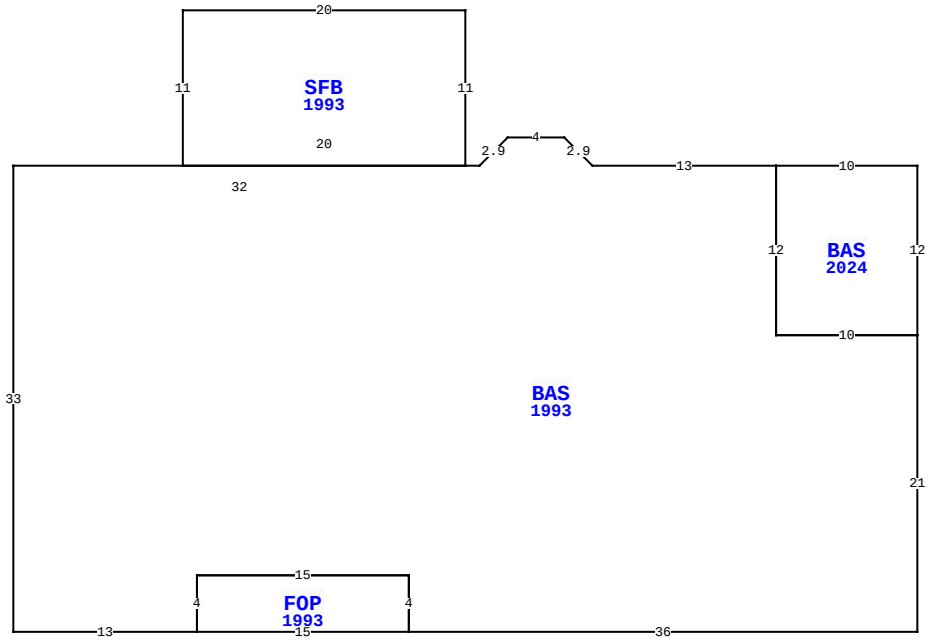
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	02	Quality Level 02
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	1,944	100	1,944	209,815
BAS	120	100	120	12,951
FOP	60	30	18	1,943
SFB	220	80	176	18,996
TOTALS	2,344		2,258	243,706

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,258	109.2994	136.62	308,488	1979	1995	0	0	0	21.00	79.00

1 SNGL FAM – 0% - 0 Heated Area: 2240 HX Base Yr



54219 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	257,161
TOTAL MARKET OB/XF VALUE	5,090
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	307,251
SOH/AGL Deduction	49,565
ASSESSED VALUE	257,686
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	257,686
TOTAL JUST VALUE	307,251
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	289,851

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-11247	WINDOWS	11,016	09/05/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2236/0973	11/09/2018	WD	Q	I	01	245,000
GRANTOR: BENNETT BARBARA T & D						
GRANTEE: MAHANY WALTER J & A						
1708/1505	10/21/2010	QC	U	I	11	100
GRANTOR: TOMBERLIN POMEROY						
GRANTEE: TOMBERLIN BARBARA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-10,0] W13 U2L2 W4 D2L2 W1 W32 S33 E13 N4 E15 S4 E36 N21 W10 N12 $
SFB=[YR=1993;ORIG=-32,0] N11 W20 S11 E20 $
BAS=[YR=2024;ORIG=0,0] W10 S12 E10 N12 $
FOP=[YR=1993;ORIG=-51,33] E15 N4 W15 S4 $
.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1979	1979	3	44	1,540	
2	0812	CONCRETE C	0	0	0	0	2,490.00	SF	4.00	4.00	100	1979	1979	3	30	2,988	
3	0940	SHEDS/PORT	0	0	9	16	144.00	SF	19.50	19.50	100	1996	1996	3	20	562	

LAND DESCRIPTION

TOTAL OB/XF 5,090

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	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 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

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	02	MIN PLYWD 70
Interior Floo	08	SHT VINYL 30
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

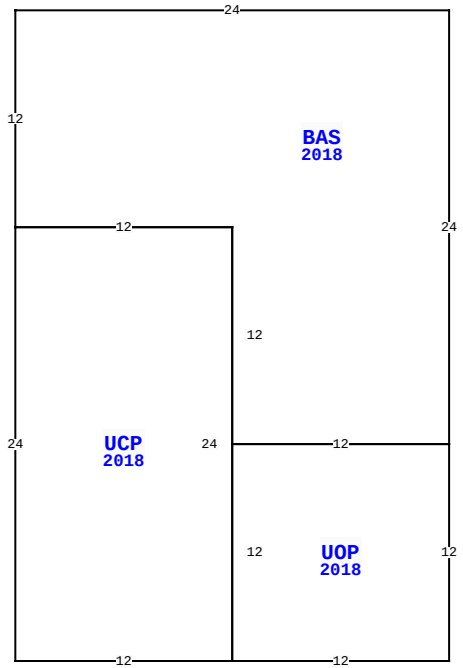
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	432	100	432	11,200
UCP	288	20	58	1,504
UOP	144	20	29	752
TOTALS	864		519	13,455

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	519	83.2370	29.13	15,118	2013	2013	0	0	0	11.00	89.00

2 GARAGE RES – 0% - 0 Heated Area: 432 HX Base Yr



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1708/1505	10/21/2010	QC	U	I	11	100
GRANTOR: TOMBERLIN POMEROY						
GRANTEE: TOMBERLIN BARBARA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W24 S12 UCP=[YR=2018] S24 E12 UOP=[YR=2018] E12 N12 W12 S12$ N24 W12$ E12S12 E12 N24$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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