LOTS 11 & 12
IN OR 260 PG 564
NASSAU VILLAGE 3 UNR

BURNS RUTH A
54335 MARLEE ROAD
CALLAHAN, FL 32011

**2024**

**37-1N-25-299C-0011-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 07 | GAMBREL 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 70 |
| Interior Wall | 05 | DRYWALL 30 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| 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 |

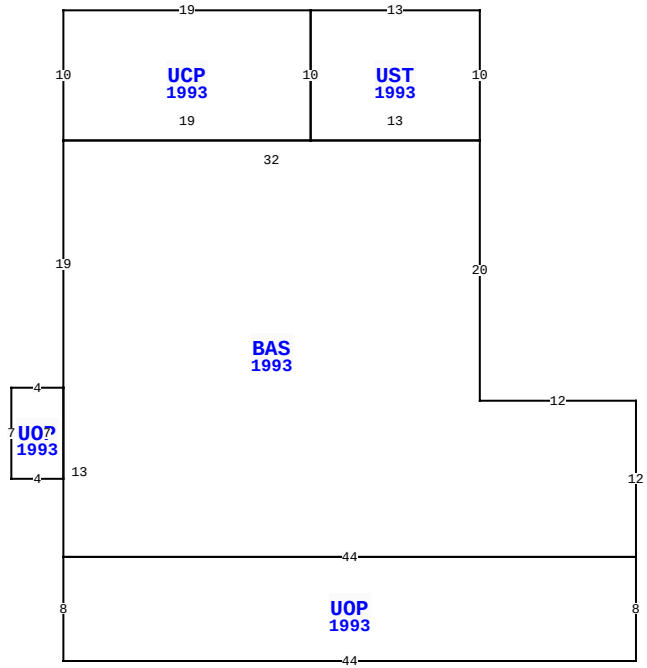
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8026.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,168 | 100 | 1,168 | 103,401 |
| UCP | 190 | 20 | 38 | 3,364 |
| UOP | 28 | 20 | 6 | 531 |
| UOP | 352 | 20 | 70 | 6,197 |
| UST | 130 | 45 | 58 | 5,134 |
| TOTALS | 1,868 | | 1,340 | 118,627 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,340 | 116.4800 | 110.66 | 148,284 | 1972 | 1972 | 0 | 0 | 0 | 20.00 | 80.00 |

1 SINGLE FAM – 100% - 0 Heated Area: 1168 HX Base Yr




54335 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 | | 118,627 |
| TOTAL MARKET OB/XF VALUE | | 3,120 |
| TOTAL LAND VALUE - MARKET | | 90,000 |
| TOTAL MARKET VALUE | | 211,747 |
| SOH/AGL Deduction | | 116,594 |
| ASSESSED VALUE | | 95,153 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 45,153 |
| TOTAL JUST VALUE | | 211,747 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 206,161 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R980868 | REPAIR/RRF | 0 | 04/01/1998 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0260/0564 | 3/01/1978 | WD | Q | I | | 22,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |
| 0252/0115 | 11/01/1977 | WD | U | I | | 6,500 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UST=[YR=1993] W13 UCP=[YR=1993] W19 S10 BAS=[YR=1993] S19 UOP=[YR=1993] W4 S7 E4 N7$ S13 UOP=[YR=1993] S8 E44 N8 W44$ E44 N12 W12 N20 W32$ E19 N10$ S10 E13 N10$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0681 | POLE SHED | 0 | 100 | 10 | 20 | 200.00 | SF | 15.00 | 15.00 | 100 | 1982 | 1982 | 3 | 20 | 600 | |
| 2 | 0680 | POLE SHED | 0 | 100 | 48 | 20 | 960.00 | SF | 10.00 | 10.00 | 100 | 1982 | 1982 | 3 | 20 | 1,920 | |
| 3 | 0681 | POLE SHED | 0 | 100 | 10 | 20 | 200.00 | SF | 15.00 | 15.00 | 100 | 1988 | 1988 | 3 | 20 | 600 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,120

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000100 | C | SFR | 100 | 0006 | RM | 240.00 | 396.00 | 2.00 | LT | | 1.00 | 1.00 | 1.00 | 45,000.00 | 45,000.00 | 90,000 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 08/06/2024 BY SYS