LOT 14
IN OR 2675/1885
NASSAU VILLAGE 3 UNR

SHREVES JACQUELYN NICOLE/SHREVES JASON CHRISTOPHER
54291 MARLEE RD
CALLAHAN, FL 32011

2024

37-1N-25-299C-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 75
Interior Floo	14	CARPET 25
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		1 100
Quality	06	Quality Level 06

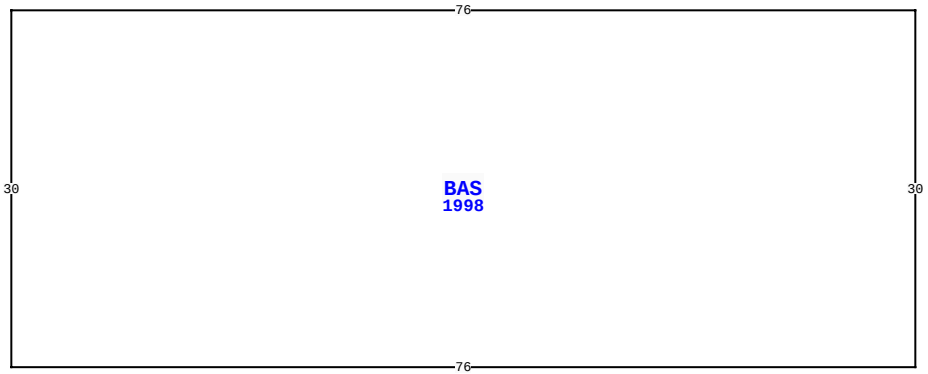
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	207,188
TOTALS	2,280		2,280	207,188

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	151.4500	113.59	258,985	1998	2015	0	0	0	20.00	80.00

1 M/H 94+ – 100% - 2024 Heated Area: 2280 HX Base Yr 2024



54291 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		207,188
TOTAL MARKET OB/XF VALUE		3,675
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		255,863
SOH/AGL Deduction		73,083
ASSESSED VALUE		182,780
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		132,780
TOTAL JUST VALUE		255,863
NCON VALUE		122,728
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		131,329

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982255	MH MOVE-ON	0	05/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2675/1885	10/11/2023	WD	Q	I	01	299,000
GRANTOR: DARAGJATI REZART						
GRANTEE: SHREVES JACQUELYN N						
2640/787	5/11/2023	SW	Q	I	03	120,000
GRANTOR: MABRY NATHANIEL O						
GRANTEE: DARAGJATI REZART						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W76 S30 E76 N30$.

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	1998	1998	3	81	2,835	
2	1242	WD DECK A	0	100	9	20	180.00	SF	10.00	10.00	100	2000	2000	3	20	360	
3	1242	WD DECK A	0	100	12	20	240.00	SF	10.00	10.00	100	2000	2000	3	20	480	

LAND DESCRIPTION

TOTAL OB/XF 3,675

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	000102	C	SFR/MH	100	0006	RM	144.00	333.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 11/20/2019 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS