

LOT 16  
IN OR 2572/899  
NASSAU VILLAGE 3 UNR

BAUMGARTNER CHEYENNE  
54267 MARLEE RD  
CALLAHAN, FL 32011

2024

37-1N-25-299C-0016-0000



| BUILDING CHARACTERISTICS                                                                                                                    |                  |                |                                                                                                                                  |                      |           |             |                |                |                | MARKET ADJUSTMENTS        |         |             |                   |         |                   |                |            |                             |      | NASSAU COUNTY PROPERTY |      |     |    |        |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------|----------------------------------------------------------------------------------------------------------------------------------|----------------------|-----------|-------------|----------------|----------------|----------------|---------------------------|---------|-------------|-------------------|---------|-------------------|----------------|------------|-----------------------------|------|------------------------|------|-----|----|--------|--|--|--|--|--|
| ELEMENT                                                                                                                                     | CD               | CONSTRUCTION   | TYPE                                                                                                                             | MDL                  | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB            | EYB                       | ECON    | FNCT        | NORM              | % COND  | VALUATION SUMMARY |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Exterior Wall                                                                                                                               | 30               | VINYL 100      | 0800                                                                                                                             | 02                   | 1,346     | 135.5200    | 101.64         | 136,807        | 1994           | 1999                      | 0       | 0           | 0                 | 56.00   | 44.00             | STANDARD       |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Roof Structur                                                                                                                               | 03               | GABLE/HIP 100  | 1 M/H 94+ - 100% - 2023                                                                                                          |                      |           |             |                |                |                |                           |         |             | Heated Area: 1296 |         |                   |                |            | HX Base Yr 2023             |      |                        |      |     |    |        |  |  |  |  |  |
| Roof Cover                                                                                                                                  | 12               | MODULAR MT 100 | <div><div>48</div><div>27</div><div>27</div><div>18</div><div>30</div><div>20</div><div>10</div><div>10</div><div>20</div></div> |                      |           |             |                |                |                |                           |         |             |                   |         |                   |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Interior Wall                                                                                                                               | 05               | DRYWALL 100    |                                                                                                                                  |                      |           |             |                |                |                |                           |         |             |                   |         |                   |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Interior Floo                                                                                                                               | 14               | CARPET 80      |                                                                                                                                  |                      |           |             |                |                |                |                           |         |             |                   |         |                   |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Interior Floo                                                                                                                               | 08               | SHT VINYL 20   |                                                                                                                                  |                      |           |             |                |                |                |                           |         |             |                   |         |                   |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 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                                                                                                                                     |                  |                | 04                                                                                                                               | Quality Level 04     |           |             |                |                |                |                           |         |             |                   |         |                   |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 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                                                                                                                                         | 1,296            | 100            | 1,296                                                                                                                            | 57,959               |           |             |                |                |                |                           |         |             |                   |         |                   |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| UOP                                                                                                                                         | 200              | 25             | 50                                                                                                                               | 2,236                |           |             |                |                |                |                           |         |             |                   |         |                   |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| TOTALS                                                                                                                                      |                  |                | 1,496                                                                                                                            | 1,346                | 60,195    |             |                |                |                |                           |         |             |                   |         |                   |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                              |                  |                |                                                                                                                                  |                      |           |             |                |                |                | 54267 MARLEE RD, CALLAHAN |         |             |                   |         |                   |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 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                                                                                                                                           | 0940             | SHEDS/PORT     | 0 100                                                                                                                            | 12                   | 16        | 192.00      | SF             | 19.50          | 19.50          | 100                       | 1980    | 1980        | 3                 | 20      | 749               |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 2                                                                                                                                           | 0940             | SHEDS/PORT     | 0 100                                                                                                                            | 8                    | 10        | 80.00       | SF             | 20.10          | 20.10          | 100                       | 1989    | 1989        | 3                 | 20      | 322               |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 3                                                                                                                                           | 0351             | CARPORT MT     | 0 100                                                                                                                            | 20                   | 16        | 320.00      | SF             | 4.00           | 4.00           | 100                       | 2000    | 2000        | 3                 | 20      | 256               |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                            |                  |                |                                                                                                                                  |                      |           |             |                |                |                |                           |         |             |                   |         |                   |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| L N                                                                                                                                         | USE CODE         | CLS            | LAND USE DESCRIPTION                                                                                                             | CAP                  | R D       | LOC ZONE    | FRONT          | DEPTH          | TOT LND UTS    | UNIT TYPE                 | D T     | DPHT 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          | 132.00         | 343.00         | 1.00           | LT                        |         | 1.00        | 1.00              | 1.00    | 45,000.00         | 45,000.00      | 45,000     |                             |      |                        |      |     |    |        |  |  |  |  |  |
| REVIEW DATE 04/20/2020 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS |                  |                |                                                                                                                                  |                      |           |             |                |                |                |                           |         |             |                   |         |                   |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |