LOT 19
OR 271 PG 117
NASSAU VILLAGE 3 UNR

LEPLEY JOANE B
54233 MARLEE ROAD
CALLAHAN, FL 32011

**2024**

**37-1N-25-299C-0019-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

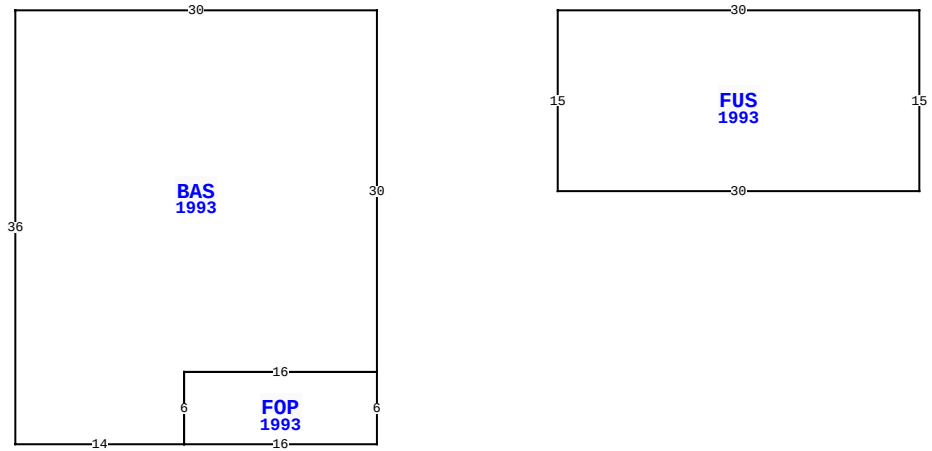
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 13 | LVT/LAMNT 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1.5 | 1.5 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 06 | DIST 1D 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 05 | Quality Level 05 |
| DOR CODE | 0800 | MULTI-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 | 984 | 100 | 984 | 96,922 |
| FOP | 96 | 30 | 29 | 2,857 |
| FUS | 450 | 100 | 450 | 44,324 |
| TOTALS | 1,530 | | 1,463 | 144,102 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,463 | 121.6248 | 115.54 | 169,035 | 1988 | 1993 | 0 | 0 | 0 | 14.75 | 85.25 |

1 SINGLE FAM – 100% - 0 Heated Area: 1434 HX Base Yr




54233 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 | | 215,555 |
| TOTAL MARKET OB/XF VALUE | | 10,669 |
| TOTAL LAND VALUE - MARKET | | 45,000 |
| TOTAL MARKET VALUE | | 271,224 |
| SOH/AGL Deduction | | 100,127 |
| ASSESSED VALUE | | 171,097 |
| TOTAL EXEMPTION VALUE | HX HB WX | 55,000 |
| BASE TAXABLE VALUE | | 116,097 |
| TOTAL JUST VALUE | | 271,224 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 261,962 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R1615439 | REPAIR/RRF | 8,183 | 10/26/2016 |
| B941272 | ADDITION | 12,240 | 10/01/1994 |
| 2666 | H/AC | 2,600 | 07/29/1988 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0271/0117 | 7/01/1978 | WD | Q | V | | 2,900 |

GRANTOR:

GRANTEE:

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W30 S36 E14 FOP=[YR=1993] E16 N6 W16S6$ N6 E16 N30$ PTR= E15 FUS=[YR=1993] E30 S15 W30 N15$ W15$.

## 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 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 3,845.00 | SF | 4.00 | 4.00 | 100 | 1994 | 1994 | 3 | 68 | 10,458 | |
| 2 | 1242 | WD DECK A | 0 | 100 | 8 | 12 | 96.00 | SF | 10.00 | 10.00 | 100 | 2004 | 2004 | 3 | 22 | 211 | |

## LAND DESCRIPTION

TOTAL OB/XF 10,669

| 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 | 000800 | C | MULTI-FAM | 100 | 0006 | RM | 130.00 | 350.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 45,000.00 | 45,000.00 | 45,000 | | | | | | | |

REVIEW DATE 07/31/2020 BY KB Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS

LOT 19
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## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 1 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

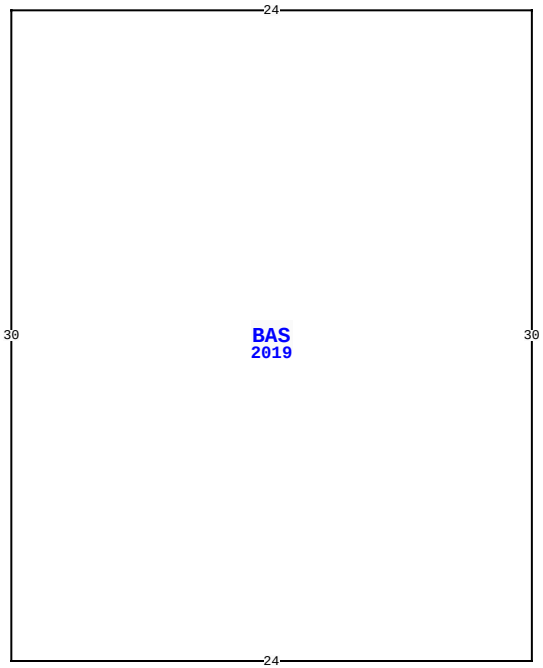
| | | | |
|---|---|---|---|
| DOR CODE | 0800 | MULTI-FAMILY | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8026.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 720 | 100 | 720 | 71,453 |
| TOTALS | 720 | | 720 | 71,453 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 720 | 117.7000 | 111.82 | 80,510 | 1994 | 2000 | 0 | 0 | 0 | 11.25 | 88.75 |

3 SINGLE FAM – 0% - 0 Heated Area: 720 HX Base Yr

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| BLD DATE | | LGL DATE | |
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| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
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## SALES DATA

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|---|---|---|---|---|---|---|
| 0271/0117 | 7/01/1978 | WD | Q | V | | 2,900 |

GRANTOR:

GRANTEE:

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2019] W24 S30 E24 N30$.

## 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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