

LOT 20
IN OR 1969/417
NASSAU VILLAGE 3 UNR

CONTI JOSEPH & SHIRLYN
54354 MARLEE ROAD
CALLAHAN, FL 32011

2024

37-1N-25-299C-0020-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 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	1,400	100	1,400	145,117
FEP	160	80	128	13,268
UDG	1,032	55	568	58,876

TOTALS 2,592 2,096 217,261

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	0811	CONCRETE B	0	0	0	947.00	SF	5.20	5.20	100	1987	1987	3	52	2,561	
2	0940	SHEDS/PORT	0	0	10	80.00	SF	21.30	21.30	100	1995	1995	3	20	341	
3	0812	CONCRETE C	0	0	20	400.00	SF	4.00	4.00	100	2004	2004	3	84	1,344	
4	1242	WD DECK A	0	0	16	192.00	SF	10.00	10.00	100	1995	1995	3	20	384	
5	0351	CARPORT MT	0	0	18	540.00	SF	10.00	10.00	100	2012	2012	3	55	2,970	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0006	RM	152.00	320.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 04/20/2020 BY KBA

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,096	126.5000	120.18	251,897	1973	1995	0	0	0	13.75	86.25

1 SINGLE FAM - 0% - 0

Heated Area: 1400

HX Base Yr

The diagram shows a property layout with three distinct areas labeled in blue text:

- BAS 1993**: A large rectangular area with a top width of 50, a right height of 28, a bottom width of 26, and a left height of 28.
- FEP 1993**: A small rectangular area located below the BAS area, with a top width of 16, a right height of 10, a bottom width of 16, and a left height of 10.
- UDG 1993**: An irregular area to the right of the BAS area, with a top width of 24, a right height of 24, a bottom width of 32, and a left height of 35. It also has a small section at the top right with a width of 11 and a height of 8.

54354 MARLEE RD, CALLAHAN

BLD DATE			LGL DATE		
XF DATE			LAND DATE		
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY										PAGE 1 of 1				6
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 6					Tax Dist:									
BUILDING MARKET VALUE										217,261				
TOTAL MARKET OB/XF VALUE										7,600				
TOTAL LAND VALUE - MARKET										45,000				
TOTAL MARKET VALUE										269,861				
SOH/AGL Deduction										66,325				
ASSESSED VALUE										203,536				
TOTAL EXEMPTION VALUE										0				
BASE TAXABLE VALUE										203,536				
TOTAL JUST VALUE										269,861				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										260,618				