LOT 9
IN OR 2685/509
NASSAU VILLAGE 4 UNR

CREWS AMY SARAH & ROBBIE BENJAMIN
54446 MARLEE RD
CALLAHAN, FL 32011

2024

37-1N-25-299D-0009-0000

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	12	HARDWOOD 100
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	03	Quality Level 03

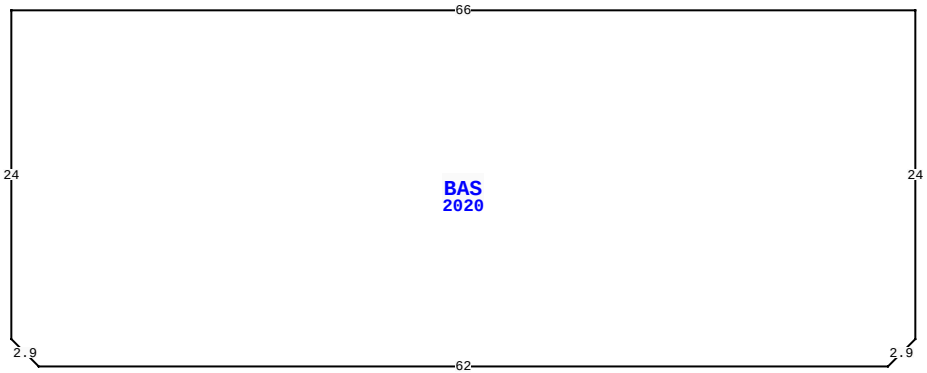
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,712	100	1,712	40,985
TOTALS	1,712		1,712	40,985

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,712	114.0000	79.80	136,618	1993	1993	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2024 Heated Area: 1712 HX Base Yr 2024



54446 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		40,985
TOTAL MARKET OB/XF VALUE		2,504
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		88,489
SOH/AGL Deduction		0
ASSESSED VALUE		88,489
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		38,489
TOTAL JUST VALUE		88,489
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		85,718

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001397	CO ISSUED	0	06/12/2020
2001397	MH MOVE-ON	0	02/14/2020
6322	TEMP POLE	100	11/20/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2685/509	12/18/2023	WD	U	I	11	100
GRANTOR: PERRY CLYDE A JR & DE						
GRANTEE: CREWS AMY SARAH & R						
2321/1776	11/26/2019	WD	Q	I	01	42,000
GRANTOR: MCGINLEY GARY R SR						
GRANTEE: PERRY CLYDE A JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W66 S24 D2 R2 E62 U2 R2 N24$.

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	0811	CONCRETE B	0	100	98	9	882.00	SF	5.20	5.20	100	1984	1984	3	44	2,018	
2	0681	POLE SHED	0	100	12	10	120.00	SF	15.00	15.00	100	1999	1999	3	27	486	

LAND DESCRIPTION

TOTAL OB/XF 2,504

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	141.00	295.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 11/23/2020 BY KB Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS