LOT 10
IN OR 684 PG 821
NASSAU VILLAGE 4 UNR

O'QUINN RICHARD M
54460 MARLEE ROAD
CALLAHAN, FL 32011

2024

37-1N-25-299D-0010-0000

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 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

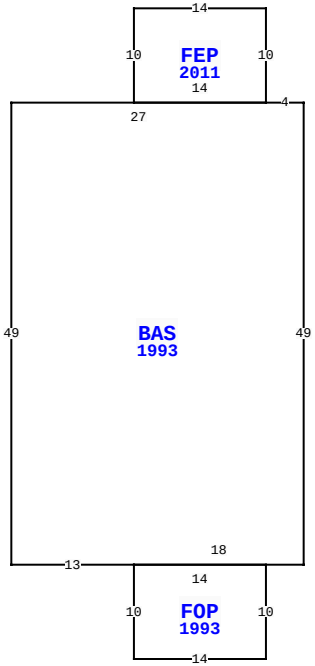
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,519	100	1,519	110,494
FEP	140	80	112	8,147
FOP	140	30	42	3,055
TOTALS	1,799		1,673	121,696

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,673	97.8500	92.96	155,522	1965	1965	0	0	0	21.75	78.25

1 SINGLE FAM – 100% - 0 Heated Area: 1519 HX Base Yr



54460 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		121,696
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		166,696
SOH/AGL Deduction		95,412
ASSESSED VALUE		71,284
TOTAL EXEMPTION VALUE	HX HB	46,284
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		166,696
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		160,978

PERMIT NUM	DESCRIPTION	AMT	ISSUED
93273	NEW CONSTR	2,900	11/11/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0684/0821	7/08/1993	WD	Q	I		52,000

GRANTOR: BOATRIGHT GREGORY &
GRANTEE: O'QUINN RICHARD M

0684/0819	7/08/1993	QC	U	I	06	100

GRANTOR: BOATRIGHT MELIASSA M
GRANTEE: BOATRIGHT GREGORY K

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 FEP=[YR=2011] N10 W14 S10 E14$ W27 S49 E13
FOP=[YR=1993] S10 E14 N10 W14$ E18 N49$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000100	C	SFR	100	0006	RM	203.00	282.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 11/19/2019 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS