LOT 10
IN OR 2614/1241
NASSAU VILLAGE 5 UNR

GRIFFIS THOMAS S & LINDSAY A
54542 MARLEE RD
CALLAHAN, FL 32011

2024

37-1N-25-299E-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 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

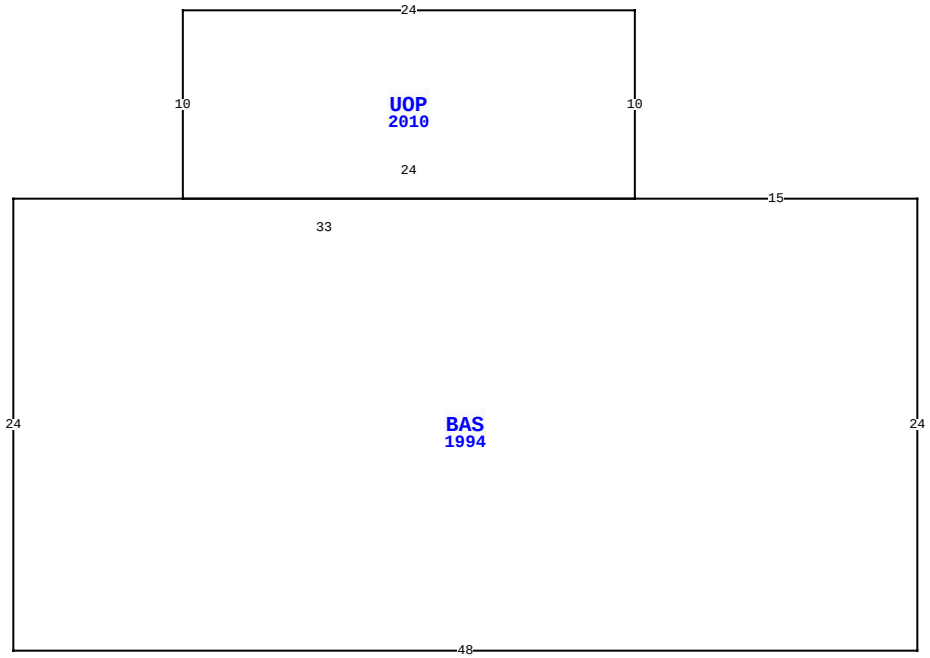
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	30,223
UOP	240	25	60	1,574
TOTALS	1,392		1,212	31,797

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,212	116.6000	87.45	105,989	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 2015 Heated Area: 1152 HX Base Yr 2015



54542 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		31,797
TOTAL MARKET OB/XF VALUE		2,097
TOTAL LAND VALUE - MARKET		36,000
TOTAL MARKET VALUE		69,894
SOH/AGL Deduction		19,914
ASSESSED VALUE		49,980
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		24,980
TOTAL JUST VALUE		69,894
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		68,010

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23566	CARPORT	8,770	05/01/2010
94358	MH MOVE-ON	30,000	02/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2614/1241	11/26/2022	WD	U	I	11	100
GRANTOR: LEE KAREN ANN						
GRANTEE: GRIFFIS THOMAS S &						
1950/1485	11/26/2014	AD	U	I	40	60,000
GRANTOR: LEE KAREN ANN						
GRANTEE: GRIFFIS THOMAS S &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W15 UOP=[YR=2010] N10 W24 S10 E24$ W33 S24 E48 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	0751	UOP	0	100	6	6	36.00	SF	10.00	10.00	100	1994	1994	3	20	72	
2	0351	CARPORT MT	0	100	25	18	450.00	SF	10.00	10.00	100	2010	2010	3	45	2,025	

LAND DESCRIPTION

TOTAL OB/XF 2,097

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		RM	125.00	500.00	1.00	LT		1.00	1.00	0.80	45,000.00	36,000.00	36,000							

REVIEW DATE 11/19/2019 BY KBA Total Acres: 0.00 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 08/06/2024 BY SYS