

LOT 14
IN OR 2631/911
NASSAU VILLAGE 5 UNR

LE TUNNEL COMPANY
2822 BROWARD ROAD
JACKSONVILLE, FL 32218

2024

37-1N-25-299E-0014-0000



BUILDING CHARACTERISTICS				
ELEMENT		CD	CONSTRUCTION	
Exterior Wall		16	WD FR STUC 100	
Roof Structur		03	GABLE/HIP 100	
Roof Cover		12	MODULAR MT 100	
Interior Wall		05	DRYWALL 100	
Interior Floo		08	SHT VINYL 70	
Interior Floo		14	CARPET 30	
Air Condition		03	CENTRAL 100	
Heating Type		04	AIR DUCTED 100	
Bedrooms			2 100	
Bathrooms			1.5 100	
Frame		02	WOOD FRAME 100	
Stories		1.	1. 100	
Units			0 100	
BUD8 Adjustme		06	DIST 1D 100	
Quality		02	Quality Level 02	
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	1,590	100	1,590	28,329
FEP	60	85	51	909
FEP	80	85	68	1,212
UOP	200	25	50	891

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0820	02	1,759	84.8400	59.39	104,467	1973	1973	0	0	0	70.00	30.00	
1 M/H 93- - 0% - 2024													
Heated Area: 1709 HX Base Yr													
54588 MARLEE RD, CALLAHAN													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													

NASSAU COUNTY PROPERTY										PAGE 1 of 1			6
VALUATION SUMMARY													
VALUATION BY										STANDARD			
Tax Group: 6					Tax Dist:								
BUILDING MARKET VALUE										31,340			
TOTAL MARKET OB/XF VALUE										10,570			
TOTAL LAND VALUE - MARKET										45,000			
TOTAL MARKET VALUE										86,910			
SOH/AGL Deduction										0			
ASSESSED VALUE										86,910			
TOTAL EXEMPTION VALUE										0			
BASE TAXABLE VALUE										86,910			
TOTAL JUST VALUE										86,910			
NCON VALUE										2,068			
INCOME VALUE													
PREVIOUS YEAR MKT VALUE										74,058			