LOT 16 IN OR 231 PG 38
MH/ID GMHGA6339900225A &
GMHGA6339900225B

PAXTON LUEMMA F
54614 MARLEE ROAD
CALLAHAN, FL 32011

**2024**

**37-1N-25-299E-0016-0000**

## 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 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 |

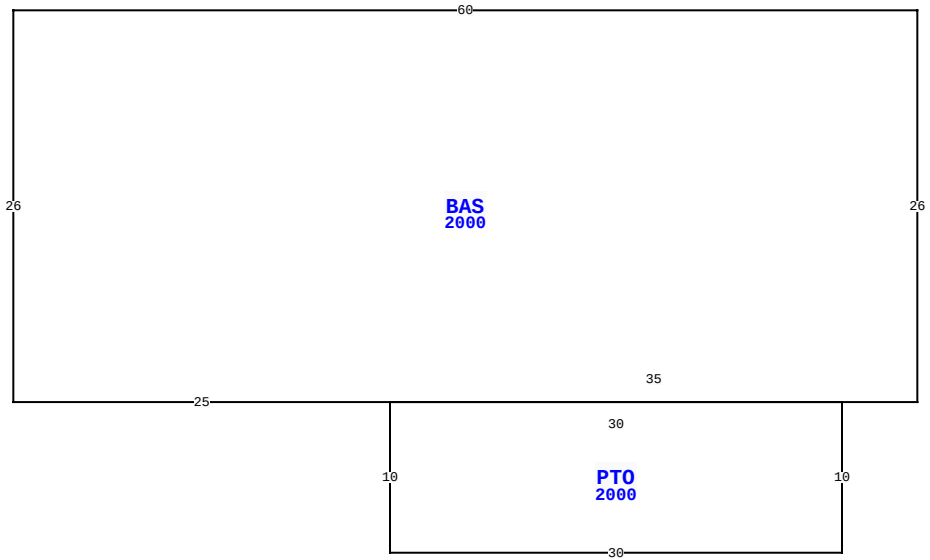
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,560 | 100 | 1,560 | 63,508 |
| PTO | 300 | 5 | 15 | 611 |
| TOTALS | 1,860 | | 1,575 | 64,118 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,575 | 118.0000 | 88.50 | 139,388 | 2000 | 2000 | 0 | 0 | 0 | 54.00 | 46.00 |

1 M/H 94+ – 100% - 0 Heated Area: 1560 HX Base Yr




54614 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 | | 64,118 |
| TOTAL MARKET OB/XF VALUE | | 2,940 |
| TOTAL LAND VALUE - MARKET | | 36,000 |
| TOTAL MARKET VALUE | | 103,058 |
| SOH/AGL Deduction | | 48,671 |
| ASSESSED VALUE | | 54,387 |
| TOTAL EXEMPTION VALUE | HX HB WX | 34,387 |
| BASE TAXABLE VALUE | | 20,000 |
| TOTAL JUST VALUE | | 103,058 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 101,421 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH002999 | MH MOVE-ON | 0 | 04/01/2000 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0231/0038 | 1/01/1977 | WD | Q | V | | 5,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |
| 0153/0504 | 1/01/1973 | CD | Q | V | | 3,295 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2000] W60 S26 E25 PTO=[YR=2000] S10 E30 N10 W30 $ E35 N26 $ .

## 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2000 | 2000 | 3 | 84 | 2,940 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,940

| 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 | 125.00 | 450.00 | 1.00 | LT | | 1.00 | 1.00 | 0.80 | 45,000.00 | 36,000.00 | 36,000 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 08/06/2024 BY SYS