

LOT 30
IN OR 2085/719
R378241 & R378242

WILKEN STUART
54537 MARLEE RD
CALLAHAN, FL 32011

2024

37-1N-25-299E-0030-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	05	AVERAGE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
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

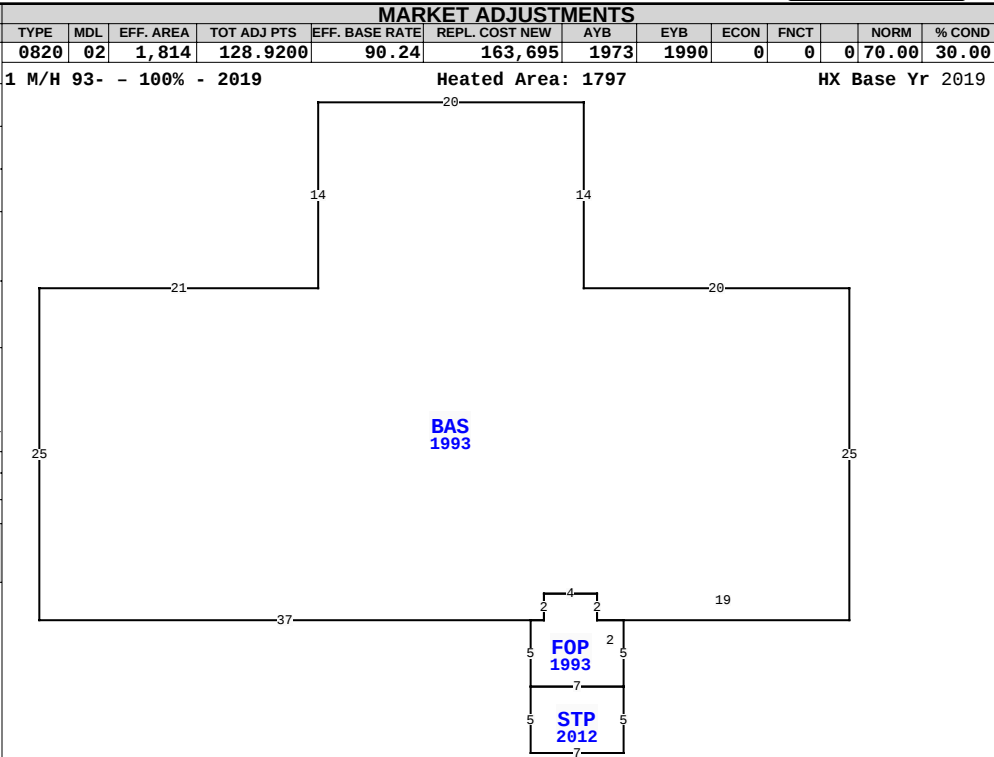
Quality	04	Quality Level 04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,797	100	1,797	48,648
FOP	43	30	13	352
STP	35	10	4	108

TOTALS	1,875		1,814	49,108
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0810	CONCRETE A	0	100	16	20	320.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	100	28	3	84.00	SF	6.50	6.50	
4	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000102	C	SFR/MH	100	0006	RM	157.00	289.00	1.00	LT	



54537 MARLEE RD, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

L N	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	1988	1988	3	64	2,240	
2	0810	CONCRETE A	0	100	16	20	320.00	SF	6.50	6.50	100	1987	1987	3	52	1,082	
3	0810	CONCRETE A	0	100	28	3	84.00	SF	6.50	6.50	100	1988	1988	3	54.5	298	
4	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	1986	1986	3	20	2,800	

TOTAL OB/XF											
6,420											

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						49,108					
TOTAL MARKET OB/XF VALUE						6,420					
TOTAL LAND VALUE - MARKET						45,000					
TOTAL MARKET VALUE						100,528					
SOH/AGL Deduction						53,312					
ASSESSED VALUE						47,216					
TOTAL EXEMPTION VALUE						25,000					
BASE TAXABLE VALUE						22,216					
TOTAL JUST VALUE						100,528					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						97,159					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E974106	CHNGE SRVC	0	11/01/1997
3950	N/A	3,000	03/17/1987
3857	N/A	3,000	02/02/1987

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2085/0719	11/07/2016	SW	U	I	37	47,900			
GRANTOR: HOUSING OPPORTUNITIES									
GRANTEE: WILKEN STUART									
2030/1179	2/26/2016	CT	U	I	18	12,000			
GRANTOR: CLERK OF COURT									
GRANTEE: HOUSING OPPORTUNITY									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W20 N14 W20 S14 W21 S25 E37 FOP=[YR=1993] S5											
STP=[YR=2012] S5 E7 N5 W7\$ E7 N5 W2 N2W4 S2 W1\$ E1 N2 E4 S2											
E19 N25\$.											