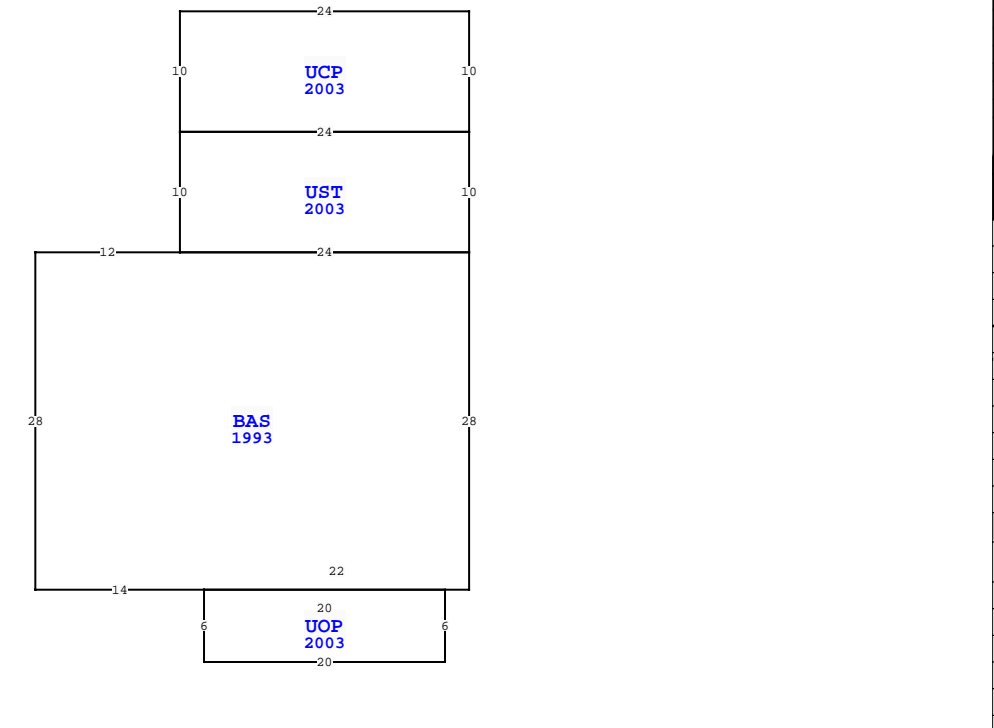


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	15 CONC BLOCK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	04 PLYWOOD 100
Interior Floo	14 CARPET 90
Interior Floo	11 CLAY TILE 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	1 100
Bathrooms	1 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	06 DIST 1D 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,188	98.3000	93.38	110,935	1975	1980		0	0	21.50	78.50



Quality	03 Quality Level 03			
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	1,008	100	1,008	73,890
UCP	240	20	48	3,518
UOP	120	20	24	1,759
UST	240	45	108	7,917
TOTALS	1,608		1,188	87,084

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	0940	SHEDS/PORT	0 100	24	16	384.00	SF	20.10	20.10	100	1980	1980	3	20	1,544	
2	0812	CONCRETE C	0 100	0	0	3,122.00	SF	4.00	4.00	100	1980	1980	3	32.5	4,059	
3	0681	POLE SHED	0 100	24	12	288.00	SF	15.00	15.00	100	1985	1985	3	20	864	
4	1242	WD DECK A	0 100	0	0	200.00	SF	10.00	10.00	100	2005	2005	3	24	480	

EXTRA FEATURES		54513 MARLEE RD, CALLAHAN
BLD DATE		LGL DATE
XF DATE		LAND DATE
INC DATE		AG DATE

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			87,084
TOTAL MARKET OB/XF VALUE			6,947
TOTAL LAND VALUE - MARKET			45,000
TOTAL MARKET VALUE			139,031
SOH/AGL Deduction			0
ASSESSED VALUE			139,031
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			89,031
TOTAL JUST VALUE			139,031
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			135,584

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2632/1335	3/26/2023	QC	U	I	11	100
GRANTOR: RAULERSON CLAUDE WALL						
GRANTEE: RAULERSON STEPHANIE						
1171/1923	9/16/2003	WD	Q	I		60,000
GRANTOR: ANDERSON JOHN E JR						
GRANTEE: RAULERSON CLAUDE WA						

BUILDING NOTES	

BUILDING DIMENSIONS	
UCP=[YR=2003] W24 S10 UST=[YR=2003] S10 BAS=[YR=1993] W12 S28 E14 UOP=[YR=2003] S6 E20 N6 W20\$ E22 N28 W24\$ E24 N10 W24\$ E24 N10\$.	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	156.00	354.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							