LOT 36
IN OR 1797/1631
R433441 & R433442

DANIELS JEFFREY & MARGIE J
54451 MARLEE RD
CALLAHAN, FL 32011

2024

37-1N-25-299E-0036-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

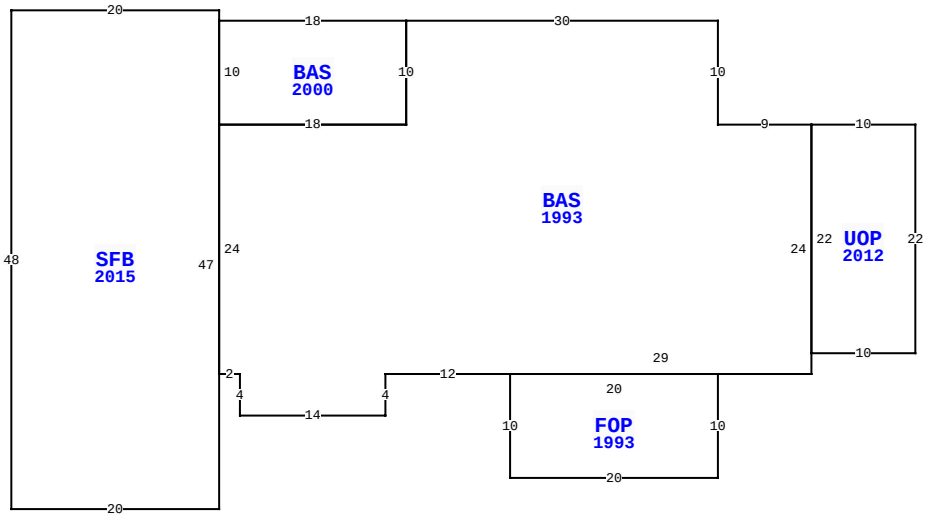
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 90
Interior Wall	05	DRYWALL 10
Interior Floo	08	SHT VINYL 50
Interior Floo	11	CLAY TILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 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	1,724	100	1,724	39,644
BAS	180	100	180	4,139
FOP	200	30	60	1,380
SFB	960	80	768	17,660
UOP	220	20	44	1,012
TOTALS	3,284		2,776	63,834

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	01	2,776	109.5000	76.65	212,780	1972	1980	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 2672 HX Base Yr



54451 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	63,834
TOTAL MARKET OB/XF VALUE	9,419
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	118,253
SOH/AGL Deduction	31,002
ASSESSED VALUE	87,251
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	87,251
TOTAL JUST VALUE	118,253
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	114,282

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3654	N/A	11,040	10/09/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1797/1631	5/21/2012	WD	U	I	37	155,000
GRANTOR: VOLL JEROME & JOY						
GRANTEE: DANIELS JEFFREY & M						
1695/0578	8/19/2010	WD	U	I	11	40,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: VOLL JEROME & JOY						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2012] W10 BAS=[YR=1993] W9 N10 W30 BAS=[YR=2000] W18 SFB=[YR=2015] N1 W20 S48 E20 N47 $ S10 E18 N10 $ S10 W18 S24 E2 S4 E14 N4 E12 FOP=[YR=1993] S10 E20 N10 W20 $ E29 N24$S22 E10 N22 $.

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	0812	CONCRETE C	0	0	0	0	2,021.00	SF	4.00	4.00	100	1986	1986	3	49.5	4,002	
2	1242	WD DECK A	0	0	0	0	415.00	SF	10.00	10.00	100	1984	1984	3	20	830	
3	0476	VF 6 SBPL	0	0	0	0	48.00	LF	32.00	32.00	100	2002	2002	3	58	891	
4	0940	SHEDS/PORT	0	0	14	16	224.00	SF	30.00	30.00	100	2012	2012	3	55	3,696	

LAND DESCRIPTION

TOTAL OB/XF 9,419

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	000100	C	SFR	0	0006	RM	127.00	372.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 02/10/2022 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS