

LOT 40
IN OR 2475/1058
NASSAU VILLAGE 5 UNR

FISHER VANESSA M
54241 ROY BOOTH RD
CALLAHAN, FL 32011

2024

37-1N-25-299E-0040-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	04	PLYWOOD 100		
Interior Floor	08	SHT VINYL 80		
Interior Floor	14	CARPET 20		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
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	1,440	100	1,440	35,320
USP	200	50	100	2,453
TOTALS	1,640		1,540	37,773

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,540	116.8000	81.76	125,910	1972	1992	0	0	0	70.00	30.00
1 M/H 93- - 0% - 0												
Heated Area: 1440 HX Base Yr												
BAS 1993 USP 1993												
54405 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								37,773				
TOTAL MARKET OB/XF VALUE								1,734				
TOTAL LAND VALUE - MARKET								45,000				
TOTAL MARKET VALUE								84,507				
SOH/AGL Deduction								0				
ASSESSED VALUE								84,507				
TOTAL EXEMPTION VALUE								0				
BASE TAXABLE VALUE								84,507				
TOTAL JUST VALUE								84,507				
NCON VALUE								0				
INCOME VALUE												
PREVIOUS YEAR MKT VALUE								81,833				