PT OF GOV LOT 4
PARCELS 4-10 & 4-15 & 4-27
IN OR 2191/28

STUDT KATHRYN
54534 MARSH ROAD
CALLAHAN, FL 32011

2025

27-2N-25-0000-0004-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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

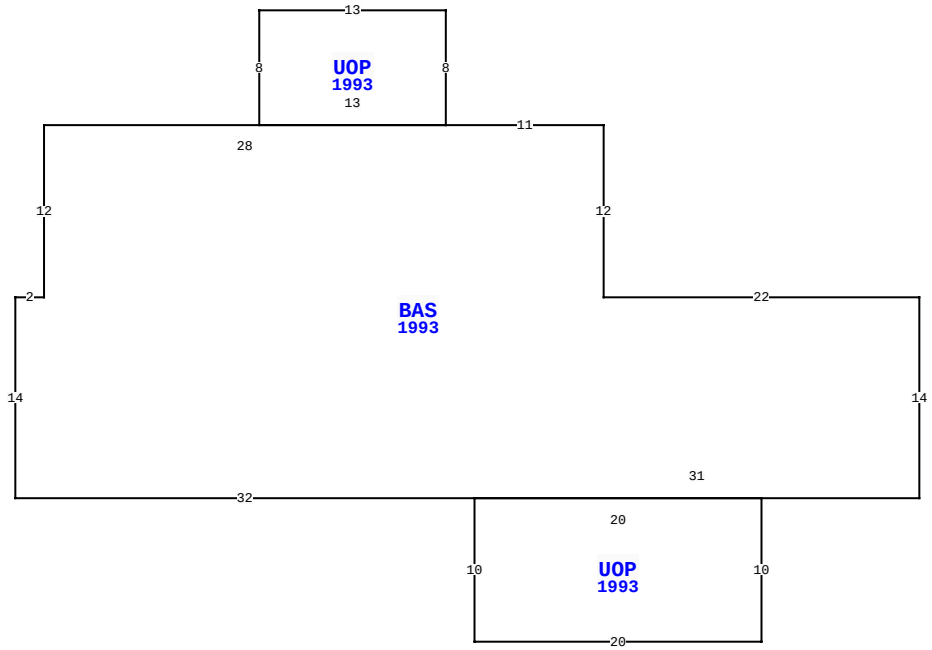
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,350	100	1993	1,350	34,344
UOP	104	25	1993	26	662
UOP	200	25	1993	50	1,272
TOTALS	1,654			1,426	36,278

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,426	106.0000	84.80	120,925	1985	1985	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2022 Heated Area: 1350 HX Base Yr 2022



54534 MARSH RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		36,278
TOTAL MARKET OB/XF VALUE		2,768
TOTAL LAND VALUE - MARKET		24,750
TOTAL MARKET VALUE		63,796
SOH/AGL Deduction		17,708
ASSESSED VALUE		46,088
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		21,088
TOTAL JUST VALUE		63,796
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		53,761

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2191/0028	4/13/2018	QC	U	I	11	100
GRANTOR: STUDT ROBERT P						
GRANTEE: STUDT KATHRYN						
0971/1145	2/20/2001	WD	Q	I		48,900
GRANTOR: WHITE JIMMY L SR & HA						
GRANTEE: STUDT ROBERT P & CY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 N12 W11 UOP=[YR=1993] N8 W13 S8 E13 $ W28 S12 W2 S14 E32 UOP=[YR=1993] S10 E20 N10 W20 $ E 31 N14 $.

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	0940	SHEDS/PORT	0	100	17	20	340.00	SF	30.00	30.00	100	1985	1985	3	20	2,040	
2	0350	CARPORT WD	0	100	14	20	280.00	SF	13.00	13.00	100	1990	1990	3	20	728	

LAND DESCRIPTION

TOTAL OB/XF 2,768

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	RES	100	0006	OR	0.00	0.00	0.55	AC		1.00	1.00	1.00	45,000.00	45,000.00	24,750							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.55 Total Land Value: 24,750 Market: 0 Agricultural: 0 Common: 24,750 PRINTED 07/30/2025 BY SYS