

COLE MARSHA L/E/
54413 MARSH RD
CALLAHAN, FL 32011

27-2N-25-0000-0005-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY															
Exterior Wall		20	FACE BRICK 90		0100	01	1,868	107.5060	107.51	200,829	1995	2002	0	0	15.93	84.07	VALUATION BY					STANDARD												
Exterior Wall		30	VINYL 10		1 SINGLE FAM - 100% - 0										Heated Area: 1661					HX Base Yr 2018					Tax Group: 6					Tax Dist:				
Roof Structur		03	GABLE/HIP 100																	BUILDING MARKET VALUE					168,837									
Roof Cover		12	MODULAR MT 100																	TOTAL MARKET OB/XF VALUE					32,238									
Interior Wall		05	DRYWALL 100																	TOTAL LAND VALUE - MARKET					128,760									
Interior Floo		14	CARPET 70																	TOTAL MARKET VALUE					329,775									
Interior Floo		08	SHT VINYL 30																	SOH/AGL Deduction					140,787									
Air Condition		03	CENTRAL 100																	ASSESSED VALUE					188,988									
Heating Type		04	AIR DUCTED 100																	TOTAL EXEMPTION VALUE					HX HB WX 55,722									
Bedrooms		3	100																	BASE TAXABLE VALUE					133,266									
Bathrooms		2	100																	TOTAL JUST VALUE					329,775									
Frame		02	WOOD FRAME 100																	NCON VALUE					0									
Stories		0	100		INCOME VALUE																													
Units		0	100		PREVIOUS YEAR MKT VALUE					294,601																								
Occupancy		00	NONE 100																															
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	1,661	100	1995	1,661	150,127																													
FCP	550	25	2012	138	12,473																													
FOP	176	30	1995	53	4,790																													
PTO	330	5	2012	16	1,446																													
TOTALS		2,717			1,868	168,837																												
EXTRA FEATURES					54413 MARSH RD, CALLAHAN										BLD DATE				LGL DATE		05/21/2025		MLU											
															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	1995	1995	3	76	2,660																		
2	0681	POLE SHED	0	100	11	10	110.00	SF	15.00	15.00	100	1995	1995	3	20	330																		
3	0812	CONCRETE C	0	100	0	0	3,180.00	SF	4.00	4.00	100	1995	1995	3	68	8,650																		
4	0803	ASPHALT C	0	0	690	8	5,520.00	SF	1.00	1.00	100	2000	2000	3	50	2,760																		
5	0810	CONCRETE A	0	0	0	0	320.00	SF	6.50	6.50	100	1999	1999	3	75	1,560																		
6	0751	UOP	0	100	10	8	80.00	SF	10.00	10.00	100	1999	1999	3	26	208																		
7	0752	USP	0	100	20	12	240.00	SF	15.00	15.00	100	1999	1999	3	26	936																		
8	0350	CARPORT WD	0	0	20	12	240.00	SF	13.00	13.00	100	1999	1999	3	20	624																		
9	0681	POLE SHED	0	0	20	5	100.00	SF	15.00	15.00	100	1999	1999	3	26	390																		
10	0940	SHEDS/PORT	0	0	16	10	160.00	SF	19.50	19.50	100	1999	1999	3	20	624																		
LAND DESCRIPTION										TOTAL OB/XF										18,742														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	1.83	AC		1.00	1.00	1.00	45,000.00	45,000.00	82,350																	
2	000100	C	RES	100	0006	OR	0.00	0.00	1.03	AC		1.00	1.00	1.00	45,000.00	45,000.00	46,350																	
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