LOT 16
IN OR 2572/899
NASSAU VILLAGE 3 UNR

BAUMGARTNER CHEYENNE
54267 MARLEE RD
CALLAHAN, FL 32011

2025

37-1N-25-299C-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
Quality	04	Quality Level 04

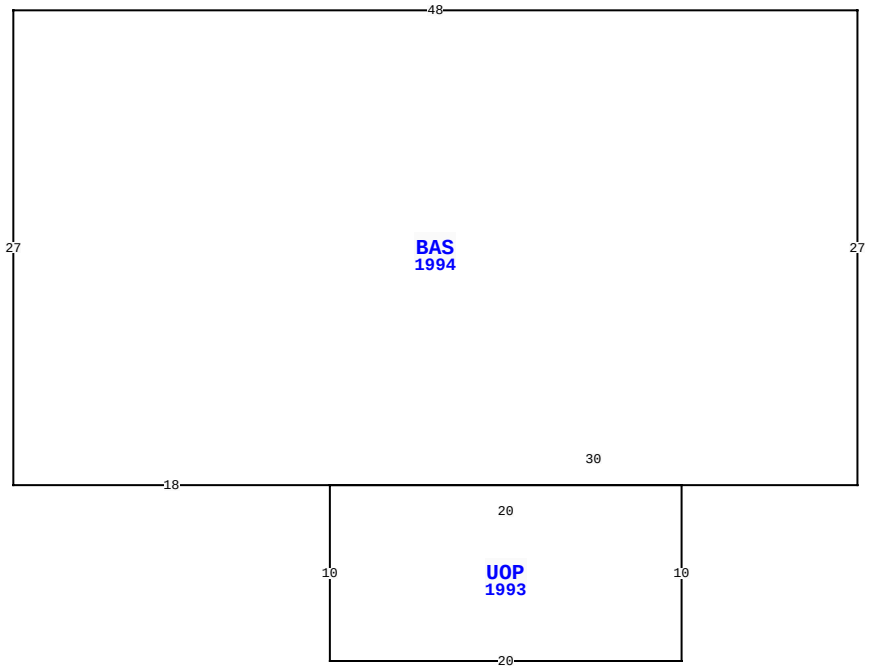
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1994	1,296	62,700
UOP	200	25	1993	50	2,419
TOTALS	1,496			1,346	65,119

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,346	135.5200	115.19	155,046	1994	1999	0	0	0	58.00	42.00

1 M/H 94+ – 100% - 2023 Heated Area: 1296 HX Base Yr 2023



54267 MARLEE RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/31/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		65,119
TOTAL MARKET OB/XF VALUE		1,327
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		116,446
SOH/AGL Deduction		6,835
ASSESSED VALUE		109,611
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		58,889
TOTAL JUST VALUE		116,446
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		106,522

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU94729	MH MOVE-ON	0	12/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2572/0899	6/20/2022	WD	Q	I	01	140,000
GRANTOR: MCNAUGHTON CHAD A						
GRANTEE: BAUMGARTNER CHEYENN						
1955/0361	12/17/2014	WD	Q	I	01	70,900
GRANTOR: BURNS TOMMY D & DEBRA						
GRANTEE: MCNAUGHTON CHAD A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W48 S27 E18 UOP=[YR=1993] S10 E20 N10 W20$ E30 N27$.

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	12	16	192.00	SF	19.50	19.50	100	1980	1980	3	20	749	
2	0940	SHEDS/PORT	0	100	8	10	80.00	SF	20.10	20.10	100	1989	1989	3	20	322	
3	0351	CARPORT MT	0	100	20	16	320.00	SF	4.00	4.00	100	2000	2000	3	20	256	

LAND DESCRIPTION

TOTAL OB/XF 1,327

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	RM	132.00	343.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 04/20/2020 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS