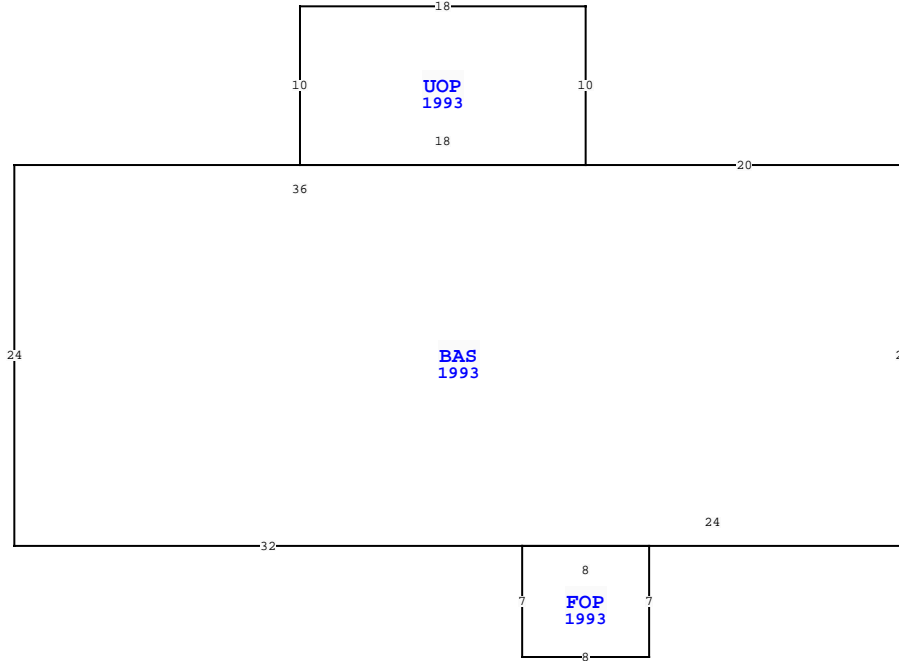


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 90
Interior Floo	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	06 DIST 1D 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0820	02	1,406	119.6000	95.68	134,526	1972	1975	0	0	0	70.00	30.00
1 M/H 93- - 0% - 2025 Heated Area: 1344 HX Base Yr												



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	1,344	100	1993	1,344	38,578
FOP	56	30	1993	17	488
UOP	180	25	1993	45	1,292
TOTALS	1,580			1,406	40,358

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE			40,358
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			90,358
SOH/AGL Deduction			0
ASSESSED VALUE			90,358
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			90,358
TOTAL JUST VALUE			90,358
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			80,313

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2752/638	11/19/2024	SW	U	I	37	80,000
GRANTOR: LOVING JOE						
GRANTEE: SCHEIDER LEWIS						
2539/1847	1/28/2022	QC	U	I	11	71,000
GRANTOR: DAY MARGARET A						
GRANTEE: LOVING JOE						

EXTRA FEATURES		54434 MARLEE RD, CALLAHAN														
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

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

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W20 UOP=[YR=1993] N10 W18 S10 E18\$ W36 S24 E32									
FOP=[YR=1993] S7 E8 N7 W8\$ E24 N24\$.									

LAND DESCRIPTION										TOTAL OB/XF														
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	0	0006	RM	141.00	309.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							