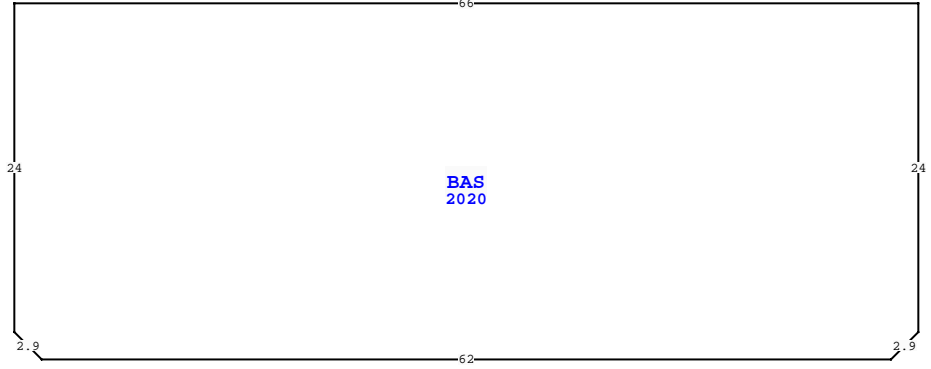


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	30 VINYL 100
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	06 DIST 1D 100
Quality	03 Quality Level 03
DOR CODE	0200 MOBILE HOME

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0820	02	1,712	114.0000	91.20	156,134	1993	1993	0	0	70.00	30.00		
1 M/H 93- - 100% - 2024 Heated Area: 1712 HX Base Yr 2024													



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	1,712	100	2020	1,712	46,840
TOTALS	1,712			1,712	46,840

54446 MARLEE RD, CALLAHAN

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

EXTRA FEATURES																	
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	0811	CONCRETE B	0	100	98	9	882.00	SF	5.20	5.20	100	1984	1984	3	41	1,880	
2	0681	POLE SHED	0	100	12	10	120.00	SF	15.00	15.00	100	1999	1999	3	26	468	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			46,840
TOTAL MARKET OB/XF VALUE			2,348
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			99,188
SOH/AGL Deduction			8,133
ASSESSED VALUE			91,055
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			40,333
TOTAL JUST VALUE			99,188
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			88,489

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001397	CO ISSUED	0	06/12/2020
2001397	MH MOVE-ON	0	02/14/2020
6322	TEMP POLE	100	11/20/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
2685/509	12/18/2023	WD	U	I	11	100	
GRANTOR: PERRY CLYDE A JR & DE							
GRANTEE: CREWS AMY SARAH & R							
2321/1776	11/26/2019	WD	Q	I	01	42,000	
GRANTOR: MCGINLEY GARY R SR							
GRANTEE: PERRY CLYDE A JR &							

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2020] W66 S24 D2 R2 E62 U2 R2 N24S.													

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	DPH 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	141.00	295.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							