

LOT 7 (EX PT IN OR 1781/11) &
PT OF LOT 8 IN OR 1781/7
NASSAU VILLAGE #5 UNR

NORMANDIN LORRAINE
54508 MARLEE ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299E-0007-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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	
MAP NUM	MKT AREA 08	
NEIGHBORHOOD/LOC	8026.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,911	100
PTO	220	5
YEAR	2002	1993
TOT ADJ AREA	1,911	11
SUBAREA MARKET VALUE	91,068	524
TOTALS	2,131	1,922 91,592

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,922	116.8000	99.28	190,816	2002	2002	0	0	52.00	48.00
1 M/H 94+ - 100% - 0											
Heated Area: 1911											
HX Base Yr 1975											
22 10 10 22 42 30 30 42 16 4 8 5 31 PTO 1993 BAS 2002											
54508 MARLEE RD, CALLAHAN											
				BLD DATE				LGL DATE			
				XF DATE				LAND DATE		03/31/2025	
				INC DATE				AG DATE			
										MLU	

EXTRA FEATURES						54508 MARLEE RD, CALLAHAN				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	0940	SHEDS/PORT	0	100	14	14	196.00	SF	30.00	30.00	100	1980	1980	3	20	1,176	
2	0940	SHEDS/PORT	0	100	8	8	64.00	SF	18.30	18.30	100	1980	1980	3	20	234	
3	0911	SCRN RM A	0	100	0	0	39.00	SF	17.50	17.50	100	1999	1999	3	20	137	
4	0351	CARPORT MT	0	100	10	7	70.00	SF	6.60	6.60	100	1999	1999	3	20	92	
5	0351	CARPORT MT	0	100	20	18	360.00	SF	4.00	4.00	100	1995	1995	3	20	288	

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