LOT 15 MH/ID MF2658D
IN OR 968/1939
NASSAU VILLAGE 5 UNR

VAZQUEZ MARGARET W
54602 MARLEE ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299E-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
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	02	Quality Level 02

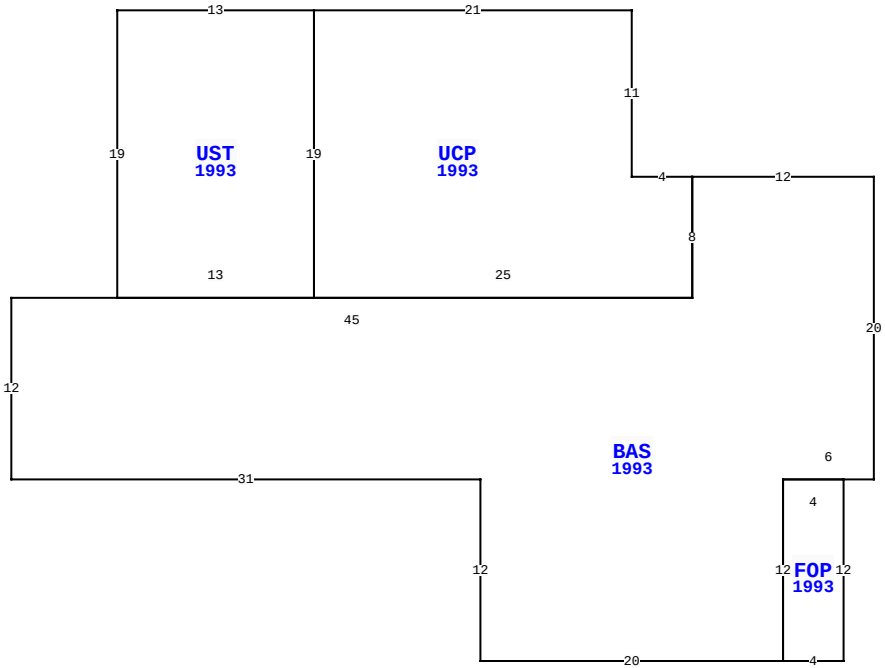
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,020	100	1993	1,020	19,811
FOP	48	30	1993	14	272
UCP	431	20	1993	86	1,670
UST	247	55	1993	136	2,642
TOTALS	1,746			1,256	24,394

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,256	80.9200	64.74	81,313	1970	1973	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1020 HX Base Yr 2002



54602 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		24,394
TOTAL MARKET OB/XF VALUE		4,209
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		68,603
SOH/AGL Deduction		39,248
ASSESSED VALUE		29,355
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		4,355
TOTAL JUST VALUE		68,603
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		61,551

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0968/1939	2/01/2001	QC	Q	I	01	100
GRANTOR: WATTS WOODROW W & WIL						
GRANTEE: WATTS WOODROW W & M						
0912/0945	12/21/1999	WD	Q	I	01	100
GRANTOR: WATTS WOODROW W &						
GRANTEE: WATTS WOODROW W & W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 UCP=[YR=1993] W4 N11 W21 UST=[YR=1993] W13 S19 E13 N19$ S19 E25 N8$ S8 W45 S12 E31 S12E20 FOP=[YR=1993] E4 N12 W4 S12$ N12 E6 N20$.

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	0510	GARAGE WD-	0	100	24	20	480.00	SF	35.00	35.00	100	1985	1985	3	20	3,360	
2	0940	SHEDS/PORT	0	100	17	9	153.00	SF	20.10	20.10	100	1993	1993	3	20	615	
3	0940	SHEDS/PORT	0	100	6	10	60.00	SF	19.50	19.50	100	1973	1973	3	20	234	

LAND DESCRIPTION

TOTAL OB/XF 4,209

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	125.00	445.00	1.00	LT		1.00	1.00	0.80	50,000.00	40,000.00	40,000							

REVIEW DATE 08/01/2023 BY KWX Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/30/2025 BY SYS