

LOT 22
IN OR 1750/54
1975 FLWD/DW/MH

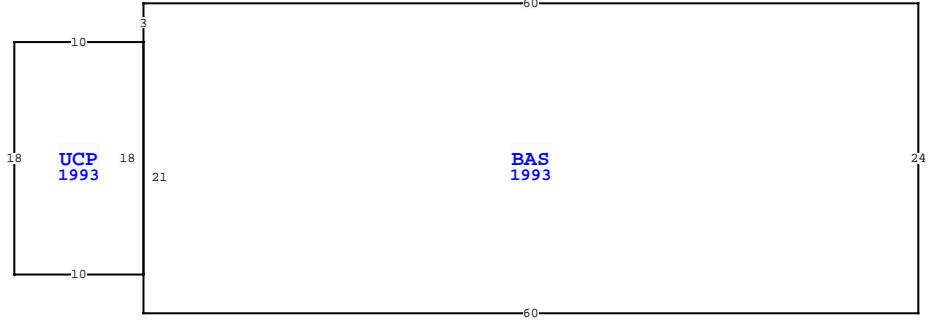
PITTMAN WALLACE S & JUANITA B
540919 LEM TURNER ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299E-0022-0000


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0820	02	1,476	114.4000	91.52	135,084	1975	1975	0	0	70.00	30.00		
1 M/H 93- - 0% - 0													
Heated Area: 1440 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	1,440	100	1993	1,440	39,537
UCP	180	20	1993	36	989
TOTALS	1,620			1,476	40,525

54641 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	0940	SHEDS/PORT	0	0	12	12			20.10	100	1980	1980	3	20	579	
2	0751	UOP	0	0	12	28			10.00	100	2000	2000	3	27	907	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			40,525
TOTAL MARKET OB/XF VALUE			1,486
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			92,011
SOH/AGL Deduction			27,612
ASSESSED VALUE			64,399
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			64,399
TOTAL JUST VALUE			92,011
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			81,979

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1750/0054	8/04/2011	WD Q	Q	I	02	43,000
GRANTOR: HILL BEVERLY G & STEP						
GRANTEE: PITTMAN WALLACE S &						
1546/0128	1/14/2008	WD U	U	I	18	100
GRANTOR: MAYHEW MARGARET T						
GRANTEE: MAYHEW MARGARET T L						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W60 S3 UCP=[YR=1993] W10 S18 E10 N18\$ S21 E60 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	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	0	0006	RM	120.00	337.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							