LOT 24
IN OR 2688/858
NASSAU VILLAGE 5 UNR

FOWLER RHONDA C & GEORGE S
54619 MARLEE ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299E-0024-0000

BUILDING CHARACTERISTICS

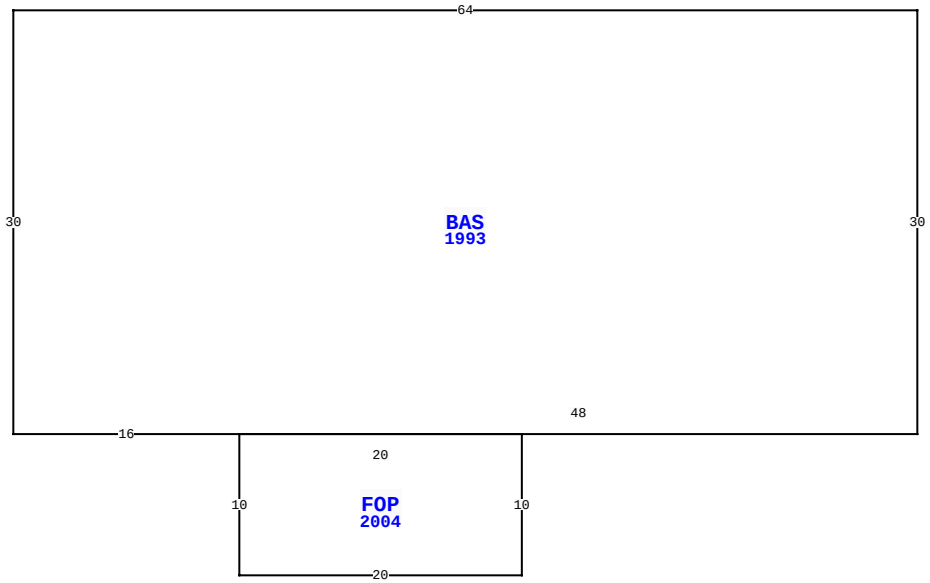
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,920	100	1993	1,920	76,508
FOP	200	30	2004	60	2,391
TOTALS	2,120			1,980	78,899

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	MA	NORM	% COND
0800	02	1,980	117.2000	99.62	197,248	2003	2003	0	0	10	50.00	40.00

1 M/H 94+ – 0% - 2025 Heated Area: 1920 HX Base Yr



54619 MARLEE RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	78,899
TOTAL MARKET OB/XF VALUE	5,000
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	133,899
SOH/AGL Deduction	0
ASSESSED VALUE	133,899
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	133,899
TOTAL JUST VALUE	133,899
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	142,489

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B13287	XFOB	4,400	07/01/2004
M7239	H/AC	0	07/01/2003
P6718	NEW CONSTR	0	05/01/2003
MH	MH MOVE-ON	0	05/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2688/858	1/02/2024	WD	Q	I	01	160,000
GRANTOR: HUTCHINSON GENEVA						
GRANTEE: FOWLER RHONDA C & G						
0324/0026	10/01/1980	WD	U	V		3,200
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W64 S30 E16 FOP=[YR=2004] S10 E20 N10 W20$ E48 N30$.

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
2	0748	M/H FONDTN	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2003	2003	3	100	5,000	

LAND DESCRIPTION

TOTAL OB/XF 5,000

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	0	0006	RM	126.00	366.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS