

REID CORETTA P
54477 MARLEE ROAD
CALLAHAN, FL 32011

37-1N-25-299E-0034-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				6		
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																		
Exterior Wall		30	VINYL 100		0820	02	1,200	117.2000	93.76	112,512	1986	1991		0	0	70.00	30.00	VALUATION BY										STANDARD								
Roof Structure		03	GABLE/HIP 100		1 M/H 93- - 100% - 0										Heated Area: 1200				HX Base Yr 1988				Tax Group: 6										Tax Dist:			
Roof Cover		05	COMP SHNGL 100		24 50 50 24 BAS 1993										BUILDING MARKET VALUE										33,754											
Interior Wall		03	DRYWALL 100												TOTAL MARKET OB/XF VALUE										1,613											
Interior Floor		14	CARPET 80												TOTAL LAND VALUE - MARKET										50,000											
Interior Floor		08	SHT VINYL 20												TOTAL MARKET VALUE										85,367											
Air Condition		03	CENTRAL 100												SOH/AGL Deduction										45,829											
Heating Type		04	AIR DUCTED 100												ASSESSED VALUE										39,538											
Bedrooms			3 100												TOTAL EXEMPTION VALUE										HX		HB		WX		30,000					
Bathrooms			2 100												BASE TAXABLE VALUE										9,538											
Frame		02	WOOD FRAME 100												TOTAL JUST VALUE										85,367											
Stories		1.	1. 100												NCON VALUE										0											
Units			0 100		INCOME VALUE																															
BUD8 Adjustme		06	DIST 1D 100		PREVIOUS YEAR MKT VALUE										76,147																					
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	1,200	100	1993	1,200	33,754																															
TOTALS		1,200			1,200	33,754																														
EXTRA FEATURES					54477 MARLEE RD, CALLAHAN										BLD DATE				LGL DATE		03/31/2025		MLU													
															XF DATE				LAND DATE																	
															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	0510	GARAGE WD-	0	100	24	12		288.00	SF	28.00		28.00	100	1991	1991	3	20	1,613																		
LAND DESCRIPTION										TOTAL OB/XF										1,613																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	123.00	378.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000																			
REVIEW DATE		02/10/2022		BY		KBA		Total Acres: 0.00		Total Land Value: 50,000		Market: 0		Agricultural: 0		Common: 50,000		PRINTED 07/30/2025 BY SYS																		