

DANIELS JEFFREY & MARGIE J
54451 MARLEE RD
CALLAHAN, FL 32011

37-1N-25-299E-0036-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1														
ELEMENT	CD	05	AVERAGE 100	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY				STANDARD														
Exterior Wall	03	GABLE/HIP 100	1 M/H 93- - 0% - 0	0820	01	2,776	109.5000	87.60	243,178	1972	1980	0	0	0	70.00	30.00	Tax Group: 6				Tax Dist:													
Roof Structure	03	GABLE/HIP 100		Heated Area: 2672												HX Base Yr				BUILDING MARKET VALUE				72,953										
Roof Cover	12	MODULAR MT 100																		TOTAL MARKET OB/XF VALUE				8,834										
Interior Wall	04	PLYWOOD 90																		TOTAL LAND VALUE - MARKET				50,000										
Interior Wall	05	DRYWALL 10																		TOTAL MARKET VALUE				131,787										
Interior Floor	08	SHT VINYL 50																		SOH/AGL Deduction				35,811										
Interior Floor	11	CLAY TILE 50																		ASSESSED VALUE				95,976										
Air Condition	03	CENTRAL 100																		TOTAL EXEMPTION VALUE				0										
Heating Type	04	AIR DUCTED 100																		BASE TAXABLE VALUE				95,976										
Bedrooms	3	100																		TOTAL JUST VALUE				131,787										
Bathrooms	2	100																		NCON VALUE				0										
Frame	02	WOOD FRAME 100																		INCOME VALUE														
Stories	1.	1. 100																		PREVIOUS YEAR MKT VALUE				118,253										
Units	0	100																																
BUD8 Adjustme	06	DIST 1D 100																																
Occupancy	00	NONE 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	1,724	100	1993	1,724	45,307																													
BAS	180	100	2000	180	4,730																													
FOP	200	30	1993	60	1,577																													
SFB	960	80	2015	768	20,183																													
UOP	220	20	2012	44	1,156																													
TOTALS	3,284			2,776	72,953																													
EXTRA FEATURES					54451 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	0812	CONCRETE C	0	0	0	2,021.00	SF	4.00	4.00	100	1986	1986	3	47	3,799																			
2	1242	WD DECK A	0	0	0	415.00	SF	10.00	10.00	100	1984	1984	3	20	830																			
3	0476	VF 6 SBPL	0	0	0	48.00	LF	32.00	32.00	100	2002	2002	3	55	845																			
4	0940	SHEDS/PORT	0	0	14	16	224.00	SF	30.00	100	2012	2012	3	50	3,360																			