IN OR 1394/323

MARKLINE MARGARET SUSAN
55306 SHUG RD
CALLAHAN, FL 32011

2025

46-2N-25-0000-0002-0230

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

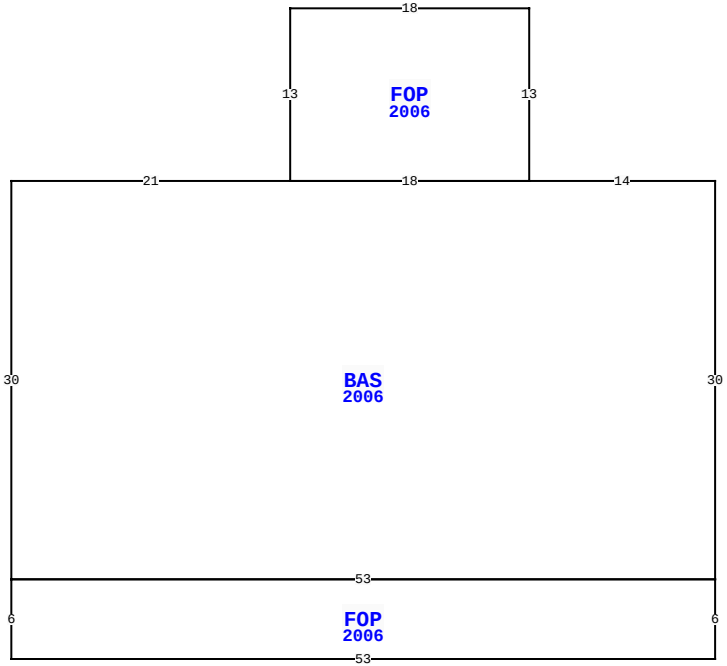
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
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	1,590	100	2006	1,590	184,627
FOP	234	30	2006	70	8,128
FOP	318	30	2006	95	11,031
TOTALS	2,142			1,755	203,786

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,755	101.7000	134.24	235,591	2006	2006	0	0	0	13.50	86.50

1 SNGL FAM – 100% - 2007 Heated Area: 1590 HX Base Yr 2007



55306 SHUG RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		203,786
TOTAL MARKET OB/XF VALUE		25,943
TOTAL LAND VALUE - MARKET		116,415
TOTAL MARKET VALUE		346,144
SOH/AGL Deduction		174,690
ASSESSED VALUE		171,454
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		120,732
TOTAL JUST VALUE		346,144
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		319,008

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17802	ELEC OTHER	2,000	08/01/2006
M11754	MECH OTHER	0	07/01/2006
P0611180	OTHER	0	06/01/2006
C17733	CO ISSUED	130,000	05/01/2006
B17733	NEW CONSTR	130,000	05/01/2006
R09283	REPAIR/RRF	4,000	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1394/0323	3/08/2006	WD	U	I	07	100
GRANTOR: MATTOX JOHN R & MARGA						
GRANTEE: MARKLINE MARGARET S						
1285/1277	1/04/2005	WD	U	V	07	100
GRANTOR: FRANKLIN THERESA						
GRANTEE: MATTOX JOHN R & MAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W14 FOP=[YR=2006] N13 W18 S13 E18 $ W18 W21 S30 FOP=[YR=2006] S6 E53 N6 W53 $ E53 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
1	0940	SHEDS/PORT	0	100	10	8	80.00	SF	19.50	19.50	100	2004	2004	3	21	328	
2	0530	STBL WD	0	100	60	36	2,160.00	SF	30.00	30.00	100	2004	2004	3	32	20,736	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	89	3,115	
4	0940	SHEDS/PORT	0	100	12	14	168.00	SF	30.00	30.00	100	2009	2009	3	35	1,764	

LAND DESCRIPTION

TOTAL OB/XF 25,943

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	0007	OR	0.00	0.00	5.97	AC		1.00	1.00	1.00	19,500.00	19,500.00	116,415							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 5.97 Total Land Value: 116,415 Market: 0 Agricultural: 0 Common: 116,415 PRINTED 07/30/2025 BY SYS