LOT 68
J P PAGE SUB PB 3/20
ESMT IN OR 2680-786

SMYTHE JOSIE LEANNE
445010 MARVIN STREET
CALLAHAN, FL 32011

2025

51-2N-25-4170-0068-0000

NASSAU COUNTY PROPERTY

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	13	LVT/LAMNT 100
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
Quality	04	Quality Level 04

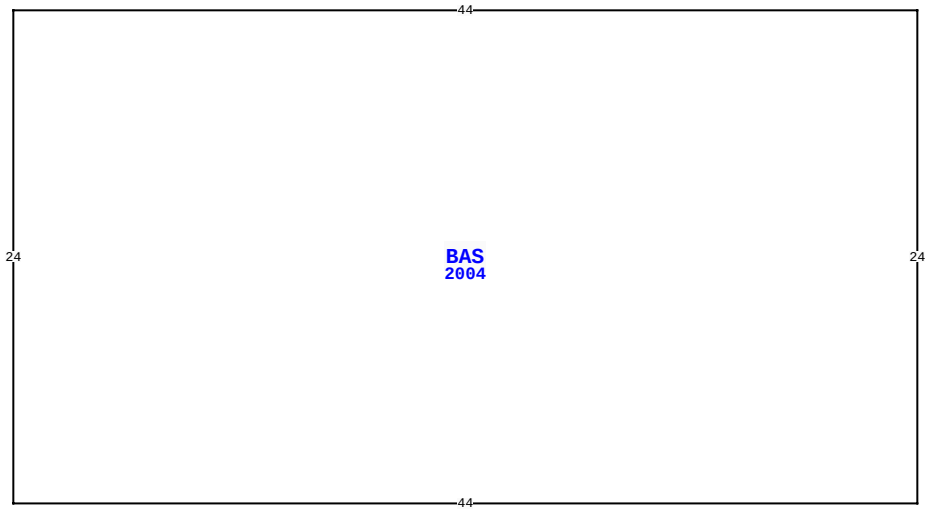
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8019.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	2004	1,056	85,901
TOTALS	1,056			1,056	85,900

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,056	127.6000	108.46	114,534	1996	2015	0	0	0	25.00	75.00

1 M/H 94+ – 0% - 2023 Heated Area: 1056 HX Base Yr



45010 MARVIN ST, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/28/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	85,900
TOTAL MARKET OB/XF VALUE	670
TOTAL LAND VALUE - MARKET	11,000
TOTAL MARKET VALUE	97,570
SOH/AGL Deduction	0
ASSESSED VALUE	97,570
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	97,570
TOTAL JUST VALUE	97,570
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	91,532

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH961583	MH MOVE-ON	0	02/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2581/1642	7/22/2022	WD	Q	I	01	130,000
GRANTOR: SHARPELLETTI MICHAEL						
GRANTEE: SMYTHE JOSIE LEANNE						
2524/1578	12/16/2021	WD	Q	I	01	55,000
GRANTOR: DAVIS KERRY L & CECIL						
GRANTEE: SHARPELLETTI MICHAE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W44 S24 E44 N24$.

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	1242	WD DECK A	0	0	0	0	106.00	SF	10.00	10.00	100	2004	2004	3	21	223	
2	0810	CONCRETE A	0	0	0	0	80.00	SF	6.50	6.50	100	2006	2006	3	86	447	

LAND DESCRIPTION

TOTAL OB/XF 670

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	0008	RM	0.00	0.00	1.00	UT		1.00	1.00	1.00	11,000.00	11,000.00	11,000							

REVIEW DATE 06/12/2020 BY KBA Total Acres: 0.00 Total Land Value: 11,000 Market: 0 Agricultural: 0 Common: 11,000 PRINTED 07/30/2025 BY SYS