SE1/4 OF SE1/4 EX 7-1
IN PT OF OR 285 PG 715

MARSHALL ROBERT G & MARIANNE L/E/
36116 GAGE ROAD
CALLAHAN, FL 32011

2026

02-2N-24-0000-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 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
Occupancy	00	NONE 100
Quality	01	Quality Level 01

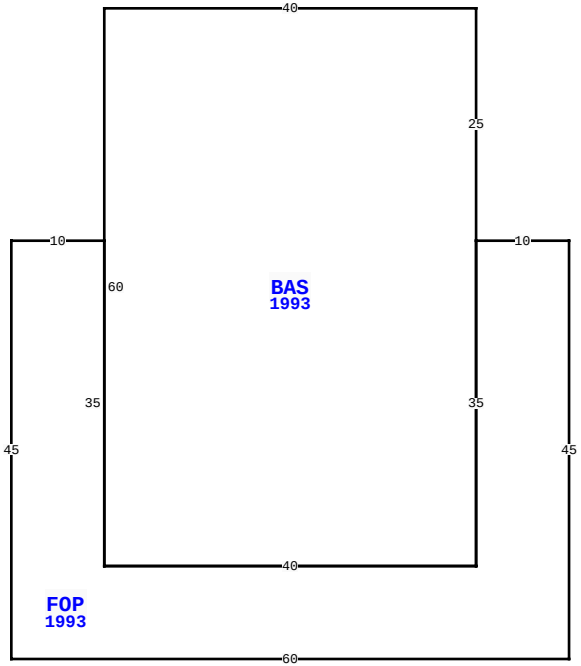
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100	1993	2,400	252,066
FOP	1,300	30	1993	390	40,961
TOTALS	3,700			2,790	293,027

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,790	95.0400	132.11	368,587	1984	1984	0	0	0	20.50	79.50

1 SNGL FAM 100% - 2024 Heated Area: 2400 HX Base Yr



36116 GAGE RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	01/17/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		366,452
TOTAL MARKET OB/XF VALUE		21,436
TOTAL LAND VALUE - MARKET		423,940
TOTAL MARKET VALUE		465,634
SOH/AGL Deduction		0
ASSESSED VALUE		465,634
TOTAL EXEMPTION VALUE	13	465,634
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		811,828
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		765,431

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1419279	NEW CONSTR	0	03/01/2014
E1326801	NEW CONSTR	0	10/01/2013
MH135506	MH MOVE-ON	0	09/01/2013
B985045	REMODEL	74,800	06/01/1998
8836	MH MOVE-ON	29,000	03/13/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2692/1838	1/30/2024	LE	U	I	11	100
GRANTOR: MARSHALL ROBERT G & M						
GRANTEE: ROZIER LISA HELEN						
0285/0715	2/21/1979	WD	U	I	11	100
GRANTOR: SILCOX OSCAR MATHEW &						
GRANTEE: MARSHALL ROBERT G &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W10 BAS=[YR=1993] N25 W40 S60 E40 N35$ S35 W40 N35 W10 S45 E60 N45$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	58	2,030	
2	0681	POLE SHED	0	100	21	42	882.00	SF	15.00	15.00	100	1984	1984	3	20	2,646	
3	0752	USP	0	100	12	8	96.00	SF	15.00	15.00	100	1992	1992	3	20	288	
4	0940	SHEDS/PORT	0	100	13	8	104.00	SF	30.00	30.00	100	1982	1982	3	20	624	
5	0940	SHEDS/PORT	0	100	14	10	140.00	SF	30.00	30.00	100	1995	1995	3	20	840	
7	0680	POLE SHED	0	100	30	42	1,260.00	SF	10.00	10.00	100	1984	1984	3	20	2,520	
8	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1992	1992	3	100	6,000	
9	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1992	1992	3	100	6,000	
10	0751	UOP	0	100	12	4	48.00	SF	10.00	10.00	100	1999	1999	3	25	120	
11	1243	WD DECK F	0	100	12	10	120.00	SF	8.00	8.00	100	2004	2004	3	20	192	

TOTAL OB/XF 21,260

LAND DESCRIPTION

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	005000	C	AGRICULTURAL	100	0007	OR	0.00	0.00	6.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	66,000							
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	13.55	AC		1.00	1.00	1.00	370.00	370.00	5,014							
3	005300	A	CROPLAND 3	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	355.00	355.00	1,775							
4	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	12.24	AC		1.00	1.00	1.00	395.00	395.00	4,835							
5	005970	A	AGRICULTURAL	0		OR	0.00	0.00	1.75	AC		1.00	1.00	1.00	70.00	70.00	122							
6	009910	M	MARKET VALUE	0		OR	0.00	0.00	32.54	AC		1.00	1.00	1.00	11,000.00	11,000.00	357,940							

REVIEW DATE 01/01/2023 BY CD Total Acres: 38.54 Total Land Value: 77,746 Market: 357,940 Agricultural: 11,746 Common: 66,000 PRINTED 07/09/2026 BY SYS

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BUILDING CHARACTERISTICS

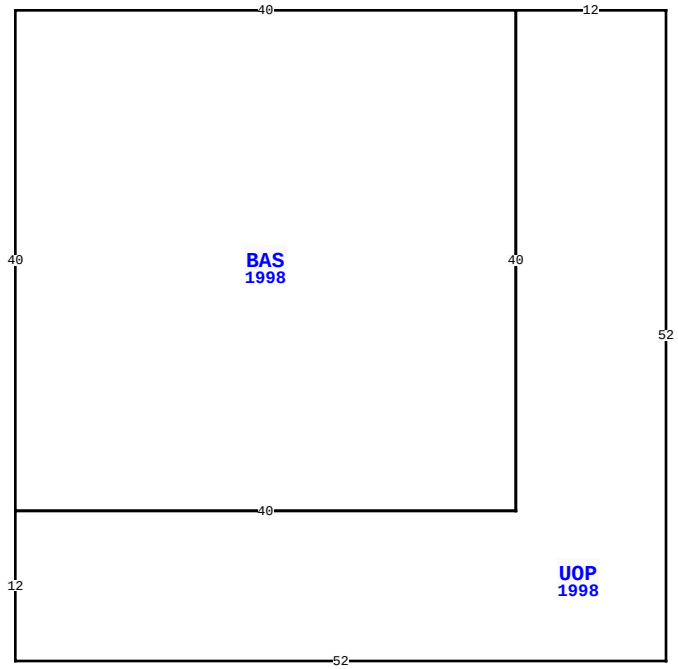
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,600	100	1998	1,600	64,514
UOP	1,104	20	1998	221	8,911
TOTALS	2,704			1,821	73,425

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	1,821	83.0000	46.48	84,640	1998	1998	0	0	0	13.25	86.75

2 ACCESORY U 100% - 2024 Heated Area: 1600 HX Base Yr



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GRANTEE: ROZIER LISA HELEN						
0285/0715	2/21/2979	WD	U	I	11	100
GRANTOR: SILCOX OSCAR MATHEW &						
GRANTEE: MARSHALL ROBERT G &						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1998] W12 BAS=[YR=1998] W40 S40 E40 N40 $ S 40 W40 S12 E52 N52 $.

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
12	1242	WD DECK A	0	100	10	8	80.00	SF	10.00	10.00	100	2006	2006	3	22	176	

LAND DESCRIPTION

TOTAL OB/XF 176

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 38.54 Total Land Value: 77,746 Market: 357,940 Agricultural: 11,746 Common: 66,000 PRINTED 07/09/2026 BY SYS