TRACT 3
IN OR 2250/1756
R622114

COFIELD JERRY E & REBECCA H
54101 MARLEE RD
CALLAHAN, FL 32011

2026

37-1N-25-296A-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

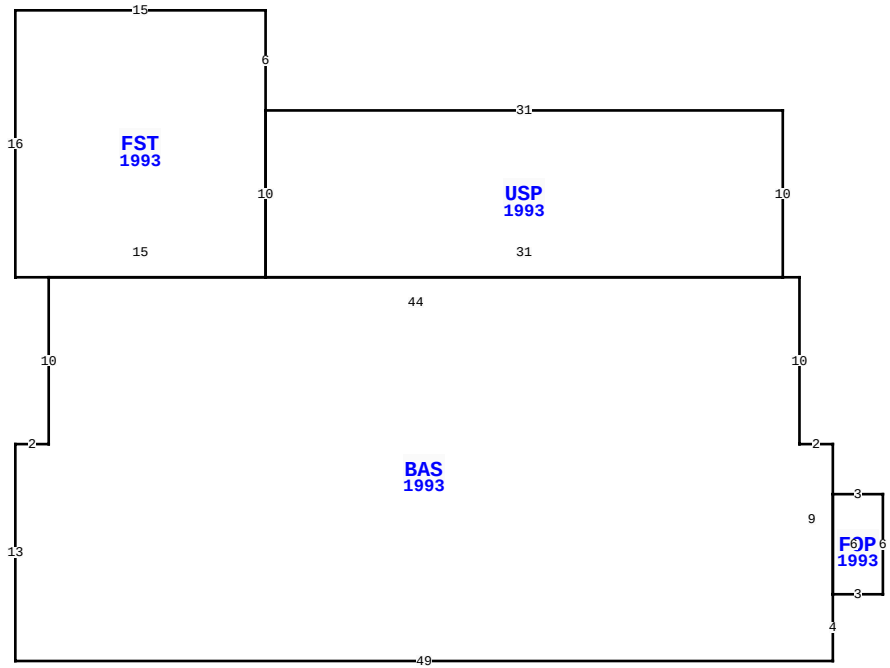
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	25	MOD METAL 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 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	1,087	100	1993	1,087	31,987
FOP	18	30	1993	5	147
FST	240	65	1993	156	4,591
USP	310	50	1993	155	4,561
TOTALS	1,655			1,403	41,286

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,403	115.4000	98.09	137,620	1963	1980	0	0	0	70.00	30.00

1 M/H 93- 0% - 0 Heated Area: 1087 HX Base Yr



540458 LEM TURNER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	41,286
TOTAL MARKET OB/XF VALUE	17,503
TOTAL LAND VALUE - MARKET	51,000
TOTAL MARKET VALUE	109,789
SOH/AGL Deduction	38,039
ASSESSED VALUE	71,750
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	71,750
TOTAL JUST VALUE	109,789
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	110,320

1963 HOME _ R622114 WITH AN ADDITION

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2250/1756	1/25/2019	QC	U	I	11	100
GRANTOR: COFIELD CHRISTINE						
GRANTEE: COFIELD JERRY E & R						
2250/1753	1/23/2019	PR	U	I	19	100
GRANTOR: COFIELD CHRISTINE PR						
GRANTEE: COFIELD CHRISTINE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 N10 W1 USP=[YR=1993] N10 W31 FST=[YR=1993] N6 W15 S16 E15 N10 $ S10 E31$ W44 S10 W2 S13 E49 N4 FOP=[YR=1993] E3 N6 W3 S6$ N9$.

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	0511	GARAGE CB-	0	0	23	25	575.00	SF	40.00	40.00	100	1960	1960	3	54.5	12,535	
2	0351	CARPORT MT	1	0	24	23	552.00	SF	10.00	10.00	100	2024	2022		90	4,968	

LAND DESCRIPTION

TOTAL OB/XF 17,503

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		RM	130.00	279.00	1.00	LT		1.00	1.00	1.00	51,000.00	51,000.00	51,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 07/09/2026 BY SYS