LOT 8
IN OR 2752/638
NASSAU VILLAGE 4 UNR

SCHEIDER LEWIS
551359 BURNS RD
CALLAHAN, FL 32011

2026

37-1N-25-299D-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
Quality	03	Quality Level 03

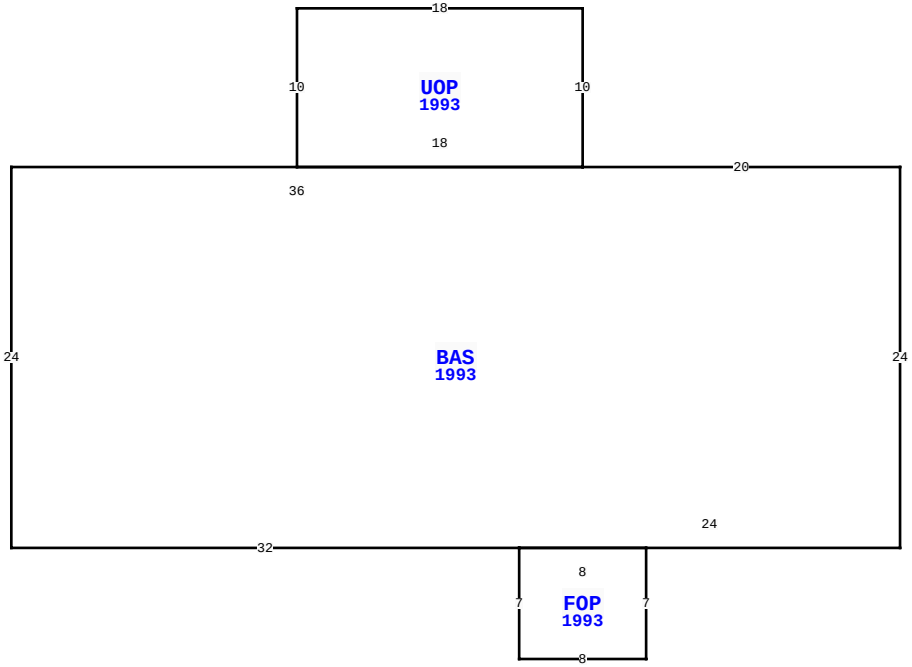
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1993	1,344	40,989
FOP	56	30	1993	17	518
UOP	180	25	1993	45	1,373
TOTALS	1,580			1,406	42,880

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,406	119.6000	101.66	142,934	1972	1975	0	0	0	70.00	30.00

1 M/H 93- 0% - 2025 Heated Area: 1344 HX Base Yr



54434 MARLEE 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	42,880
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	51,000
TOTAL MARKET VALUE	93,880
SOH/AGL Deduction	0
ASSESSED VALUE	93,880
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	93,880
TOTAL JUST VALUE	93,880
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	90,358

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2752/638	11/19/2024	SW	U	I	37	80,000
GRANTOR: LOVING JOE						
GRANTEE: SCHEIDER LEWIS						
2539/1847	1/28/2022	QC	U	I	11	71,000
GRANTOR: DAY MARGARET A						
GRANTEE: LOVING JOE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 UOP=[YR=1993] N10 W18 S10 E18$ W36 S24 E32
FOP=[YR=1993] S7 E8 N7 W8$ E24 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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0006	RM	141.00	309.00	1.00	LT		1.00	1.00	1.00	51,000.00	51,000.00	51,000							

REVIEW DATE 04/05/2024 BY TWA Total Acres: 0.00 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 07/09/2026 BY SYS