LOT 14
IN OR 2631/911
NASSAU VILLAGE 5 UNR

LE TUNNEL COMPANY
2822 BROWARD ROAD
JACKSONVILLE, FL 32218

2026

37-1N-25-299E-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	02	Quality Level 02

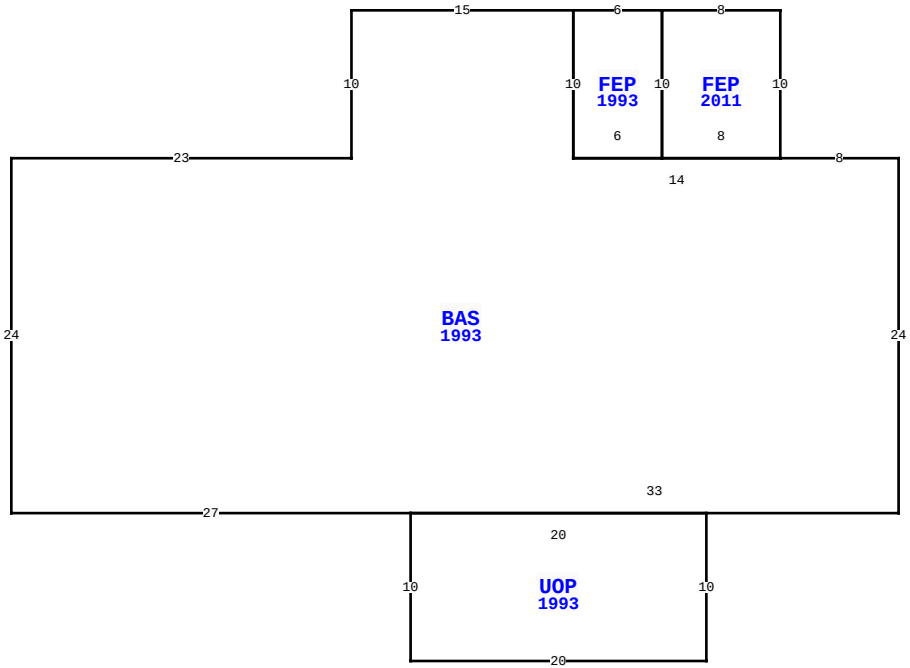
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,590	100	1993	1,590	34,397
FEP	60	85	1993	51	1,103
FEP	80	85	2011	68	1,471
UOP	200	25	1993	50	1,082
TOTALS	1,930			1,759	38,052

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,759	84.8400	72.11	126,841	1973	1973	0	0	0	70.00	30.00

1 M/H 93- 0% - 2024 Heated Area: 1709 HX Base Yr



54588 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	38,052
TOTAL MARKET OB/XF VALUE	9,039
TOTAL LAND VALUE - MARKET	51,000
TOTAL MARKET VALUE	98,091
SOH/AGL Deduction	0
ASSESSED VALUE	98,091
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	98,091
TOTAL JUST VALUE	98,091
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	96,081

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2631/911	4/14/2023	WD	Q	I	01	105,000
GRANTOR: KUSHNEROV VITALIY						
GRANTEE: LE TUNNEL COMPANY						
2393/0126	9/10/2020	WD	Q	I	02	57,000
GRANTOR: HOWE MICHAEL PAUL						
GRANTEE: KUSHNEROV VITALIY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 FEP=[YR=2011] N10 W8 FEP=[YR=1993] W6 S10 E6 N10$ S10 E8$ W14 N10 W15 S10 W23 S24 E27 UOP=[YR=1993] S10 E20 N10 W20$ E33 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	0511	GARAGE CB-	0	0	22	26	572.00	SF	40.00	40.00	100	1977	1977	3	26	5,949	
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1974	1974	3	31.6	632	
4	0681	POLE SHED	0	0	13	31	403.00	SF	15.00	15.00	100	1976	1976	3	20	1,209	
5	0351	CARPORT MT	0	0	19	40	760.00	SF	5.90	5.90	100	1989	1989	3	20	897	
6	1242	WD DECK A	0	0	11	16	176.00	SF	10.00	10.00	100	2000	2000	3	20	352	

LAND DESCRIPTION

TOTAL OB/XF 9,039

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	125.00	388.00	1.00	LT		1.00	1.00	1.00	51,000.00	51,000.00	51,000							

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