

FOWLER RHONDA C & GEORGE S
54619 MARLEE ROAD
CALLAHAN, FL 32011

37-1N-25-299E-0024-0000

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall Roof Structur

3003

VINYL 100 GABLE/HIP 100

Roof Cover Interior Wall Interior Floo Interior Floo Air Condition Heating Type

030514080304

COMP SHNGL 100 DRYWALL 100 CARPET 80 SHT VINYL 20 CENTRAL 100 AIR DUCTED 100

Bedrooms Bathrooms Frame

3 100
2 100
02

WOOD FRAME 100

Stories Units BUD8 Adjustme

1.06

1. 100
0 100
DIST 1D 100

Quality

03

Quality Level 03

DOR CODE

0200

MOBILE HOME

MAP NUM

MKT AREA

08

NEIGHBORHOOD/LOC

8026.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

1,92010019931,92097,211

200302004603,038

TOTALS

2,120

1,980

100,248

EXTRA FEATURES

54619 MARLEE RD, CALLAHAN

L NOBJ/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDPHY FACT% CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10748M/H FONDTN00001.00UT5,000.005,000.001002003200331005,000

LAND DESCRIPTION

TOTAL OB/XF5,000

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

1000100CRES00006RM126.00366.001.00LT1.001.001.0051,000.0051,000.0051,000

REVIEW DATE01/01/2023BYCD

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

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0800021,980117.2000105.48208,850200320030052.0048.00

1 M/H 94+ 0% - 2025Heated Area: 1920HX Base Yr

BAS1993

FOP2004

NASSAU COUNTY PROPERTY

PAGE 1 of 16

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE100,248

TOTAL MARKET OB/XF VALUE5,000

TOTAL LAND VALUE - MARKET51,000

TOTAL MARKET VALUE156,248

SOH/AGL Deduction8,959

ASSESSED VALUE147,289

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE147,289

TOTAL JUST VALUE156,248

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE133,899

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVOLUMERSN CD SALE PRICE

2688/8581/02/2024WDQI01160,000

GRANTOR: HUTCHINSON GENEVA

GRANTEE: FOWLER RHONDA C & G

0324/002610/01/1980WDUV3,200

GRANTOR: SHEFFIELD WILLIAM F

GRANTEE: HUTCHINSON EDSSEL W

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W64 S30 E16 FOP=[YR=2004] S10 E20 N10 W20\$ E48 N30\$.