TRACT 14
IN OR 342 PG 609
LEE STONER SHORES 1 UNR

BOATRIGHT TONYA A
54057 MARLEE ROAD
CALLAHAN, FL 32011

2023

37-1N-25-296A-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

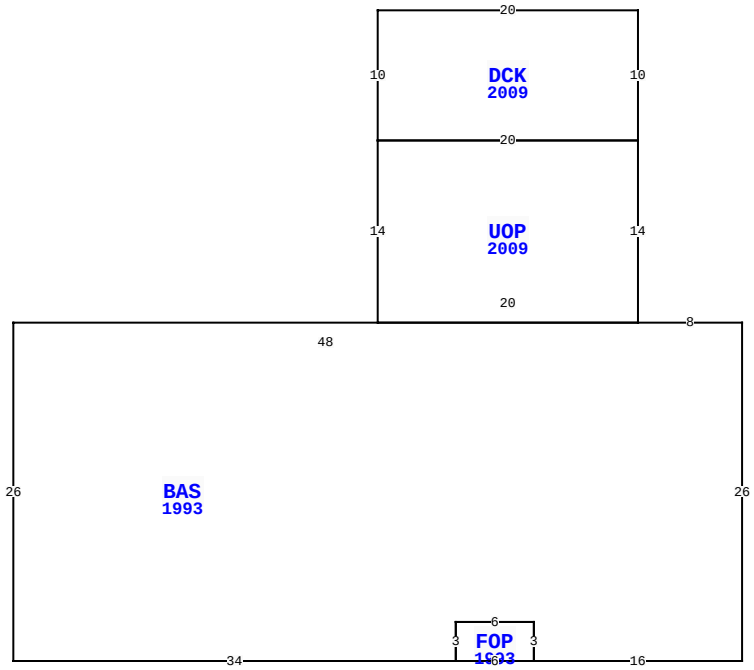
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 50
Interior Floo	11	CLAY TILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,438	100	1,438	129,965
DCK	200	10	20	1,808
FOP	18	30	5	452
UOP	280	20	56	5,061
TOTALS	1,936		1,519	137,285

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,519	121.3800	109.55	166,406	1982	1987	0	0	0	17.50	82.50

1 SINGLE FAM – 100% - 0 Heated Area: 1438 HX Base Yr



54057 MARLEE RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		149,819
TOTAL MARKET OB/XF VALUE		5,679
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		200,498
SOH/AGL Deduction		93,518
ASSESSED VALUE		106,980
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		51,980
TOTAL JUST VALUE		200,498
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		174,914

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17008215	REPAIR/RRF	5,250	12/01/2017
R0912113	REPAIR/RRF	2,000	10/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0342/0609	8/01/1981	WD	U	I		100
GRANTOR:						
GRANTEE:						
0227/0388	1/01/1976	WD	Q	V		6,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 UOP=[YR=2009] N14 DCK=[YR=2009] N10 W20 S10 E20$ W20 S14 E20$ W48 S26 E34 FOP=[YR=1993] E6 N3 W6 S3$ N3 E6 S3 E16 N26$.

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	0940	SHEDS/PORT	0	100	0	0	128.00	SF	20.10	20.10	100	1980	1980	3	20	515	
3	0811	CONCRETE B	0	100	32	18	576.00	SF	5.20	5.20	100	1982	1982	3	41	1,228	
4	0810	CONCRETE A	0	100	0	0	347.00	SF	6.50	6.50	100	1995	1995	3	72	1,624	
5	0351	CARPORT MT	0	100	16	36	576.00	SF	5.90	5.90	100	1995	1995	3	20	680	
6	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	1995	1995	3	20	480	
7	0940	SHEDS/PORT	0	100	24	8	192.00	SF	30.00	30.00	100	1995	1995	3	20	1,152	

LAND DESCRIPTION

TOTAL OB/XF 5,679

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	SFR	100		RM	150.00	258.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 01/16/2018 BY KB Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS

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Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

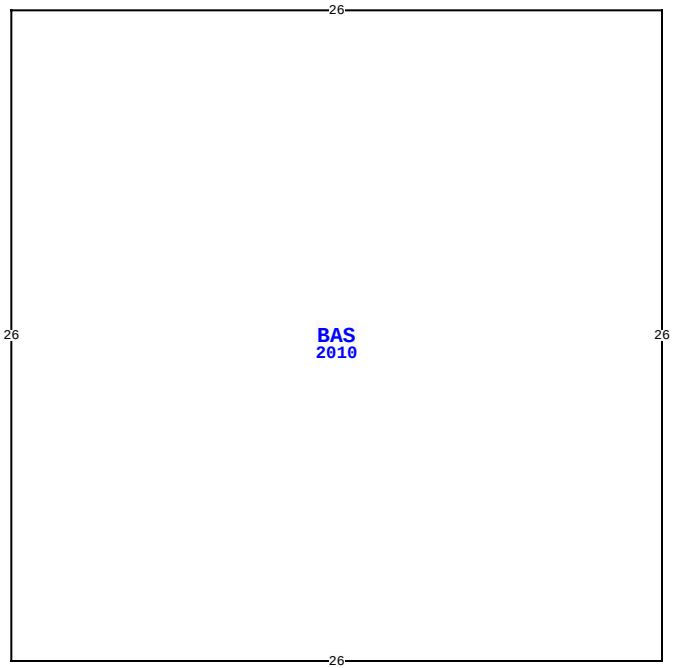
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	676	100	676	12,535
TOTALS	676		676	12,534

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	676	61.6000	21.56	14,575	2010	2010	0	0	0	14.00	86.00

2 GARAGE RES – 100% - 0 Heated Area: 676 HX Base Yr



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GRANTEE:						
0227/0388	1/01/1976	WD	Q	V		6,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W26 S26 E26 N26$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/16/2018 BY KB Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS