TRACT 20
IN OR 1032/834
LEE STONER SHORES 1 UNR

LAMBERT BETTY/LAMBERT HORACE GERALD JR
54120 MARLEE ROAD
CALLAHAN, FL 32011

2023

37-1N-25-296A-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
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		1 100
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

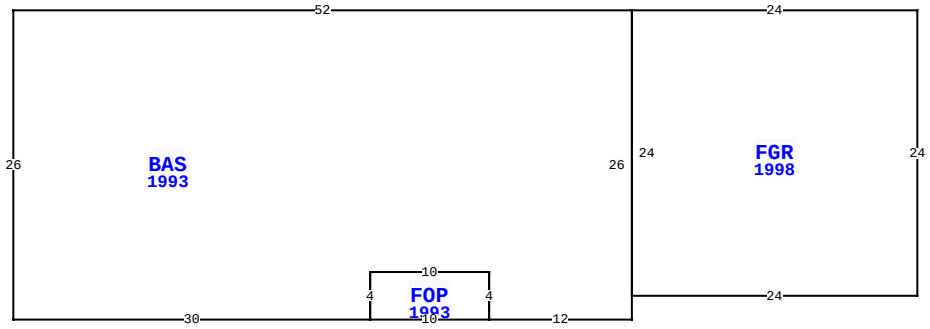
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,312	100	1,312	106,455
FGR	576	55	317	25,722
FOP	40	30	12	974
TOTALS	1,928		1,641	133,150

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,641	106.0800	95.74	157,109	1982	1990	0	0	0	15.25	84.75

1 SINGLE FAM – 100% - 1999 Heated Area: 1312 HX Base Yr 1999



54120 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		133,150
TOTAL MARKET OB/XF VALUE		7,767
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		185,917
SOH/AGL Deduction		86,489
ASSESSED VALUE		99,428
TOTAL EXEMPTION VALUE	HX HB DX WX	60,000
BASE TAXABLE VALUE		39,428
TOTAL JUST VALUE		185,917
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		159,593

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004310	REPAIR/RRF	15,500	06/11/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1032/0834	1/23/2002	QC	U	I	07	100
GRANTOR: LAMBERT HORACE & BETT						
GRANTEE: LAMBERT HORACE & BE						
1017/1194	11/02/2001	QC	U	I	01	100
GRANTOR: LAMBERT HORACE & BETT						
GRANTEE: LAMBERT HORACE ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1998] W24 BAS=[YR=1993] W52 S26 E30 FOP=[YR=1993] E10 N4 W10 S4$ N4 E10 S4 E12 N26$ S24 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
1	0811	CONCRETE B	0	100	0	0	576.00	SF	5.20	5.20	100	1991	1991	3	64	1,917	
2	0810	CONCRETE A	0	100	0	0	918.00	SF	6.50	6.50	100	2000	2000	3	80	4,774	
4	1242	WD DECK A	0	100	10	12	120.00	SF	10.00	10.00	100	2000	2000	3	20	240	
5	0751	UOP	0	100	0	0	190.00	SF	10.00	10.00	100	2005	2005	3	44	836	

LAND DESCRIPTION

TOTAL OB/XF 7,767

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	137.00	341.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 08/12/2020 BY KB Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS