LOT 20
DRAINAGE ESMT OR 203/458
ESMT OR 1475/255

MAY DAISY/
54655 MARLEE ROAD
CALLAHAN, FL 32011

2023

37-1N-25-299E-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

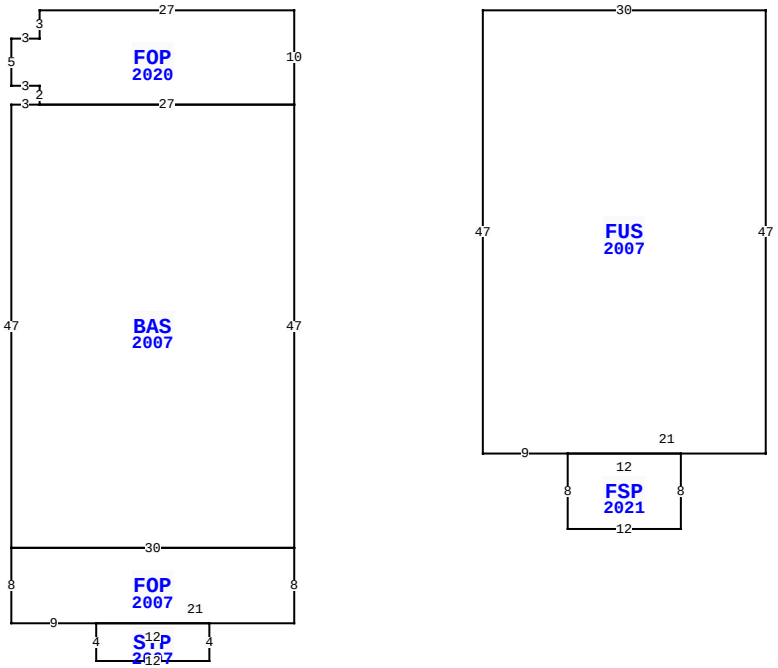
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,410	100	1,410	183,700
FOP	240	30	72	9,380
FOP	285	30	86	11,205
FSP	96	40	38	4,950
FUS	1,410	100	1,410	183,700
STP	48	10	5	651
TOTALS	3,489		3,021	393,587

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,021	117.9670	140.09	423,212	2007	2007	0	0	0	7.00	93.00

1 SNGL FAM – 100% - 2009 Heated Area: 2820 HX Base Yr 2009



54655 MARLEE RD, CALLAHAN

BLD DATE	11/08/2007 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		518,460
TOTAL MARKET OB/XF VALUE		35,584
TOTAL LAND VALUE - MARKET		42,660
TOTAL MARKET VALUE		596,704
SOH/AGL Deduction		206,057
ASSESSED VALUE		390,647
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		340,647
TOTAL JUST VALUE		596,704
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		484,237

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001093	CARPORT	30,500	02/01/2021
19001230	GARAGE	81,260	02/01/2019
B1531322	GARAGE	10,446	10/01/2015
E19759	ELEC OTHER	1,000	08/01/2007
R10516	REPAIR/RRF	600	06/01/2007
M12395	MECH OTHER	0	01/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	10/11/2007	CN	Q	I		390,500
GRANTOR: SRG HOMES & NEIGHBORH						
GRANTEE: MAY DAISY						
1440/0467	8/28/2006	WD	Q	V		67,500
GRANTOR: WOODS RITA D & JUDY A						
GRANTEE: SRG HOMES & NEIGHBO						

BUILDING NOTES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	92	3,220	
2	1242	WD DECK A	0	100	5	8	40.00	SF	10.00	10.00	100	2007	2007	3	35	140	
3	0812	CONCRETE C	0	100	0	0	6,193.00	SF	4.00	4.00	100	2020	2020	3	99	24,524	
4	0351	CARPORT MT	0	100	50	24	1,200.00	SF	6.90	6.90	100	2020	2020	3	93	7,700	

BUILDING DIMENSIONS

FOP=[YR=2020] W27 S3 W3 S5 E3 S2 BAS=[YR=2007] W3 S47
FOP=[YR=2007] S8 E9 STP=[YR=2007] S4 E12 N4 W12$ E21 N8
W30$ E30 N47 W27$ E27 N10$ PTR=E20 FUS=[YR=2007] S47 E9
FSP=[YR=2021] S8 E12 N8 W12$ E21 N47 W30$ W20$.

LAND DESCRIPTION

TOTAL OB/XF 35,584

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	000115	C	SFR ACRES	100	0006	RM	0.00	0.00	3.95	AC		1.00	1.00	0.60	18,000.00	10,800.00	42,660							

REVIEW DATE 11/03/2021 BY KB Total Acres: 3.95 Total Land Value: 42,660 Market: 0 Agricultural: 0 Common: 42,660 PRINTED 08/02/2023 BY SYS

LOT 20
DRAINAGE ESMT OR 203/458
ESMT OR 1475/255

MAY DAISY/
54655 MARLEE ROAD
CALLAHAN, FL 32011

2023

37-1N-25-299E-0020-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

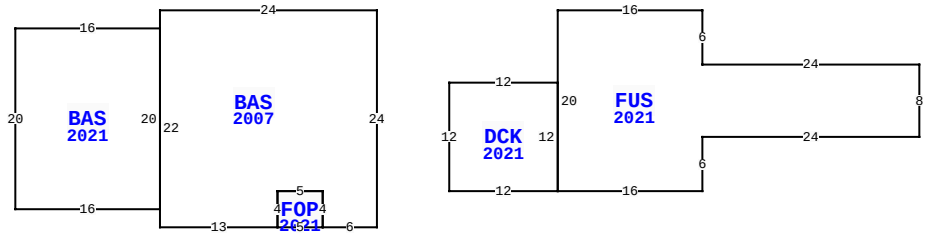
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	556	100	556	34,548
BAS	320	100	320	19,884
DCK	144	10	14	870
FOP	20	30	6	373
FUS	512	100	512	31,814
TOTALS	1,552		1,408	87,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	1,408	124.9040	62.45	87,930	2007	2020	0	0	0	0.50	99.50

2 ACCESORY U – 100% - 2009 Heated Area: 1388 HX Base Yr 2009



54655 MARLEE RD, CALLAHAN

BLD DATE	11/08/2007 DJ	LGL DATE	
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NASSAU COUNTY PROPERTY

PAGE 2 of 3 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		518,460
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TOTAL MARKET VALUE		596,704
SOH/AGL Deduction		206,057
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TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		340,647
TOTAL JUST VALUE		596,704
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		484,237

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R10034	REPAIR/RRF	290,000	01/01/2007
C18765	CO ISSUED	0	11/01/2006
B18765	NEW CONSTR	290,000	11/01/2006
E18344	ELEC OTHER	1,000	11/01/2006
P11755	OTHER	0	11/01/2006
WE00467	OTHER	3,500	10/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	10/11/2007	CN	Q	I		390,500
GRANTOR: SRG HOMES & NEIGHBORH						
GRANTEE: MAY DAISY						
1440/0467	8/28/2006	WD	Q	V		67,500
GRANTOR: WOODS RITA D & JUDY A						
GRANTEE: SRG HOMES & NEIGHBO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W24 S2 BAS=[YR=2021] W16 S20 E16 N20$ S22 E13FOP=[YR=2021] E5 N4 W5 S4$ N4 E5 S4 E6 N24$ PTR=E20 FUS=[YR=2021] E16 S6 E24 S8 W24 S6 W16 DCK=[YR=2021] W12 N12 E12 S12$ N20$ W20$.

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 11/03/2021 BY KB Total Acres: 3.95 Total Land Value: 42,660 Market: 0 Agricultural: 0 Common: 42,660 PRINTED 08/02/2023 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

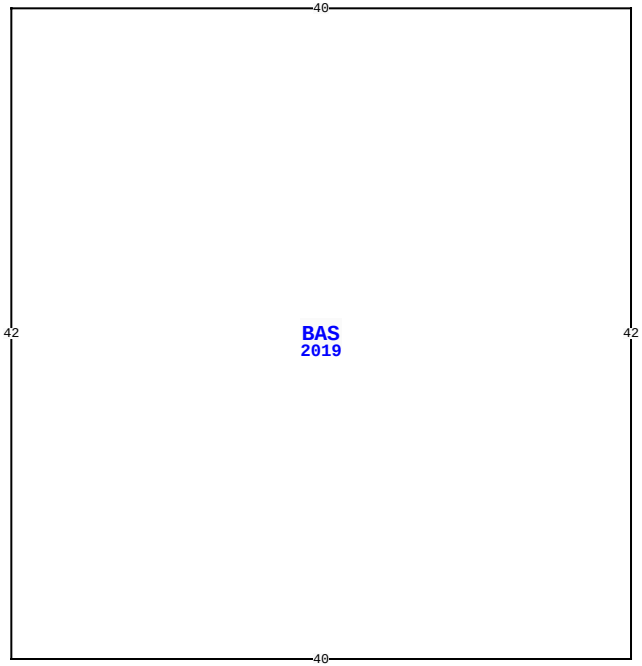
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1,680	37,383
TOTALS	1,680		1,680	37,383

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,680	65.5500	22.94	38,539	2019	2019	0	0	0	3.00	97.00

3 GARAGE RES – 100% - 2009 Heated Area: 1680 HX Base Yr 2009



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TOTAL JUST VALUE		596,704
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		484,237

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GRANTEE: MAY DAISY						
1440/0467	8/28/2006	WD	Q	V		67,500
GRANTOR: WOODS RITA D & JUDY A						
GRANTEE: SRG HOMES & NEIGHBO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W40 S42 E40 N42$.

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

REVIEW DATE 11/03/2021 BY KB Total Acres: 3.95 Total Land Value: 42,660 Market: 0 Agricultural: 0 Common: 42,660 PRINTED 08/02/2023 BY SYS