LOT 23
IN OR 1494/1303
NASSAU VILLAGE 5 UNR

WALDRON CRYSTAL & DANIEL
54635 MARLEE ROAD
CALLAHAN, FL 32011

2023

37-1N-25-299E-0023-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

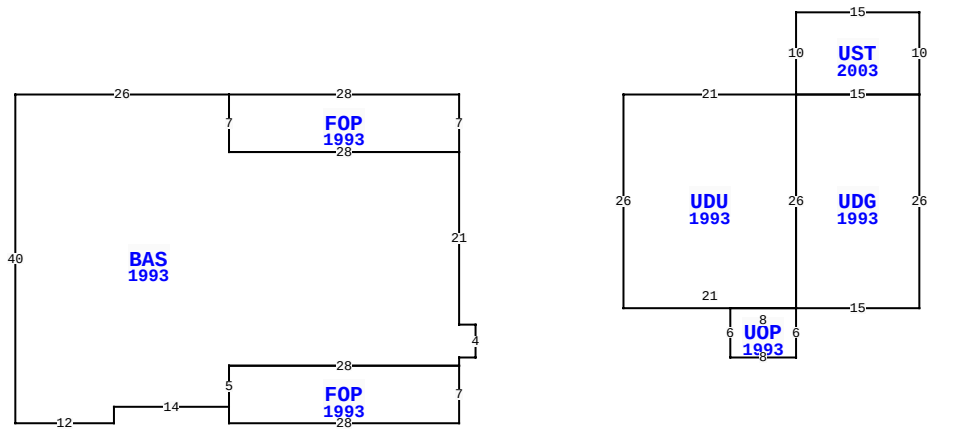
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,748	100	1,748	166,823
FOP	196	30	59	5,631
FOP	196	30	59	5,631
UDG	390	55	214	20,424
UDU	546	55	300	28,631
UOP	48	20	10	955
UST	150	45	68	6,490
TOTALS	3,274		2,458	234,584

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,458	91.5840	108.76	267,332	1992	1997	0	0	0	12.25	87.75

1 SNGL FAM – 100% - 2008 Heated Area: 1748 HX Base Yr 2008



54635 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		234,584
TOTAL MARKET OB/XF VALUE		306
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		279,890
SOH/AGL Deduction		145,499
ASSESSED VALUE		134,391
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		84,391
TOTAL JUST VALUE		279,890
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		223,958

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2307502	REMODEL: SUBFLOOR	20,039	06/12/2023
R?	REPAIR/RRF	20,245	10/01/2003
8235	NEW CONSTR	71,052	07/13/2992
8133	GARAGE	15,912	06/01/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1494/1303	4/25/2007	WD	U	I	05	144,200
GRANTOR: KING LINDA						
GRANTEE: WALDRON CRYSTAL & D						
1145/0785	6/16/2003	WD	U	I	07	100
GRANTOR: MADDOX CLAUDIE & LIND						
GRANTEE: KING LINDA						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W28 BAS=[YR=1993] W26 S40 E12 N2 E14
FOP=[YR=1993] S2 E28 N7 W28 S5$ N5 E28 N1 E2 N4 W2 N21 W28
N7$ S7 E28 N7$ PTR=E20 UDU=[YR=1993] E21 UST=[YR=2003] N10
E15 S10 UDG=[YR=1993] S26 W15 N26 E15 $ W15 $ S26
UOP=[YR=1993] S6 W8 N6 E8 $ W21 N26 $ W20 $.

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	8	8	64.00	SF	17.70	17.70	100	2005	2005	3	27	306	

LAND DESCRIPTION

TOTAL OB/XF 306

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	0006	RM	128.00	355.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 04/30/2020 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS