

TRACT 12
IN OR 2589/743
LEE STONER SHORES 1 UNR

SCOTT JUSTIN TYLER
54027 MARLEE ROAD
CALLAHAN, FL 32011

2024

37-1N-25-296A-0012-0000



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	13	LVT/LAMMT 60
Interior Floo	11	CLAY TILE 40
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
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

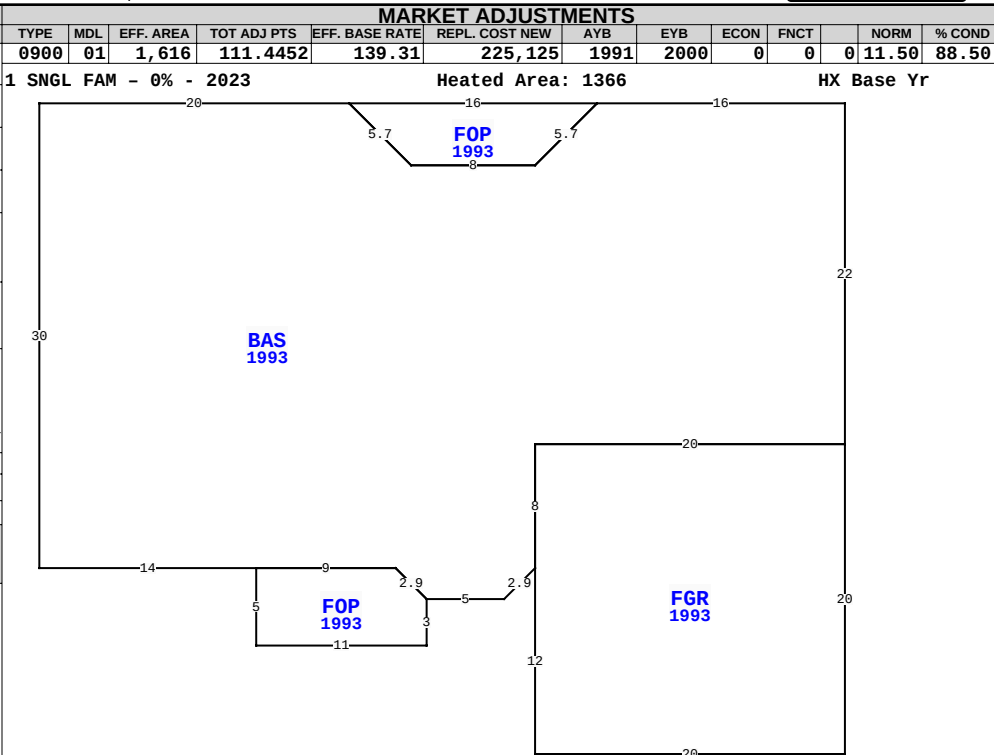
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,366	100	1,366	168,413
FGR	400	55	220	27,123
FOP	48	30	14	1,726
FOP	53	30	16	1,973

TOTALS	1,867		1,616	199,236
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	1242	WD DECK A	0	0	18	18	SF	10.00	
2	0525	GAZEBO	0	0	0	0	UT	5,000.00	
3	0851	PATIO STON	0	0	0	0	SF	0.75	
4	0812	CONCRETE C	0	0	0	0	SF	4.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		RM	150.00	225.00	1.00

REVIEW DATE	01/06/2023	BY	KWX
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54027 MARLEE RD, CALLAHAN

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

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
1	1242	WD DECK A	0	0	18	18	SF	10.00	10.00	100	1995	1995	3	20	648	
2	0525	GAZEBO	0	0	0	0	UT	5,000.00	5,000.00	100	2001	2001	3	29	1,450	
3	0851	PATIO STON	0	0	0	0	SF	0.75	0.75	100	2001	2001	3	80	207	
4	0812	CONCRETE C	0	0	0	0	SF	4.00	4.00	100	2004	2004	3	84	16,276	

TOTAL OB/XF													18,581	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL			
RM	150.00	225.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00				

Total Acres:	0.00	Total Land Value:	45,000	Market:	0	Agricultural:	0	Common:	45,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				199,236	
TOTAL MARKET OB/XF VALUE				18,581	
TOTAL LAND VALUE - MARKET				45,000	
TOTAL MARKET VALUE				262,817	
SOH/AGL Deduction				0	
ASSESSED VALUE				262,817	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				262,817	
TOTAL JUST VALUE				262,817	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				246,388	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B12435	XFOB	10,000	03/01/2004
6892	NEW CONSTR	55,950	12/11/1990

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2589/0743	9/02/2022	WD	Q	I	01
GRANTOR: ROZIER SHAYANNE K F/K					SALE PRICE
GRANTEE: SCOTT JUSTIN TYLER					317,000
2153/1504	10/13/2017	WD	Q	I	01
GRANTOR: MCINTYRE CHERYL Y & J					175,000
GRANTEE: TODD SHYANNE K					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993;ORIG=0,0] W16 D4L4 W8 U4L4 W20 S30 E14 E9 D2R2 E5 U2R2 N8 E20 N22 \$									
FGR=[YR=1993;ORIG=-20,30] S12 E20 N20 W20 S8 \$									
FOP=[YR=1993;ORIG=-16,0] W16 D4R4 E8 U4R4 \$									
FOP=[YR=1993;ORIG=-38,30] S5 E11 N3 U2L2 W9 \$									