

LOT 37
IN OR 2657/1958
NASSAU VILLAGE 5 UNR

PARKER RUBY L L/E/
54441 MARLEE ROAD
CALLAHAN, FL 32011

2024

37-1N-25-299E-0037-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,611	100	2,611	267,278
FGR	509	55	280	28,662
FOP	160	30	48	4,914
USP	264	30	79	8,087

TOTALS	3,544		3,018	308,940
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EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0940	SHEDS/PORT	0 100	13	12	216.00	SF	30.00	30.00	
2	0940	SHEDS/PORT	0 100	18	12	216.00	SF	30.00	30.00	
3	0940	SHEDS/PORT	0 100	12	10	120.00	SF	20.10	20.10	
4	0681	POLE SHED	0 100	0	0	400.00	SF	15.00	15.00	
5	0810	CONCRETE A	0 100	0	0	674.00	SF	6.50	6.50	
6	0680	POLE SHED	0 100	24	13	312.00	SF	10.00	10.00	
7	0940	SHEDS/PORT	0 100	24	18	432.00	SF	30.00	30.00	
8	0351	CARPORT MT	0 100	21	28	588.00	SF	10.00	10.00	

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000102	C	SFR/MH	100	0006	RM	125.00	369.00	1.00	LT

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,018	90.9880	113.74	343,267	2003	2003	0	0	0 10.00	90.00	
2 SNGL FAM - 100% - 2004 Heated Area: 2611 HX Base Yr 2004												

54441 MARLEE RD, CALLAHAN												
TOTAL OB/XF 13,811												

NASSAU COUNTY PROPERTY												
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VALUATION SUMMARY												
STANDARD												
Tax Group: 6 Tax Dist:												
BUILDING MARKET VALUE 308,940												
TOTAL MARKET OB/XF VALUE 13,811												
TOTAL LAND VALUE - MARKET 45,000												
TOTAL MARKET VALUE 367,751												
SOH/AGL Deduction 197,340												
ASSESSED VALUE 170,411												
TOTAL EXEMPTION VALUE HX HB WX 55,000												
BASE TAXABLE VALUE 115,411												
TOTAL JUST VALUE 367,751												
NCON VALUE 0												
INCOME VALUE												
PREVIOUS YEAR MKT VALUE 354,661												

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21011369	REPAIR/RRF	24,000	08/27/2021
B10635	NEW CONSTR	185,812	01/15/2003
R4709	REPAIR/RRF	0	01/15/2003
3883	H/AC	1,300	07/30/1991

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2657/1958	8/01/2023	LE	U	I	11	100			
GRANTOR: PARKER RUBY L									
GRANTEE: GUNTER KELLY K									
0994/1734	6/29/2001	WD	Q	I		39,000			
GRANTOR: STONECIPHER JOSEPH S									
GRANTEE: PARKER JACK & RUBY									

BUILDING NOTES												
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BUILDING DIMENSIONS												
USP=[YR=2011] N12 W22 S12 BAS=[YR=2003] W30 S35												
FGR=[YR=2003] S25 E21 N25 W7 S2 W8 N2 W6\$ E6 S2 E8 N2 E7 S25												
FOP=[YR=2003] S8 E20 N8 W20\$ E31 N60 W22\$ E22\$.												