

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

SCOTT JUSTIN TYLER
54027 MARLEE ROAD
CALLAHAN, FL 32011

2025

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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,366	100	1993	1,366	176,838
FGR	400	55	1993	220	28,480
FOP	48	30	1993	14	1,813
FOP	53	30	1993	16	2,072

TOTALS	1,867			1,616	209,202
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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	1242	WD DECK A	0	0	18	18	324.00	SF	10.00	10.00	
2	0525	GAZEBO	0	0	0	0	1.00	UT	5,000.00	5,000.00	
3	0851	PATIO STON	0	0	0	0	345.00	SF	0.75	0.75	
4	0812	CONCRETE C	0	0	0	0	4,844.00	SF	4.00	4.00	

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

REVIEW DATE	01/06/2023	BY	KWX
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,616	111.4452	147.11	237,730	1991	2000	0	0	12.00	88.00
1 SNGL FAM - 0% - 2023 Heated Area: 1366 HX Base Yr											

54027 MARLEE RD, CALLAHAN	BLD DATE	LGL DATE	03/31/2025	MLU
	XF DATE	LAND DATE		
	INC 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	324.00	SF	10.00	10.00	100	1995	1995	3	20	648	
2	0525	GAZEBO	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2001	2001	3	28	1,400	
3	0851	PATIO STON	0	0	0	0	345.00	SF	0.75	0.75	100	2001	2001	3	79	204	
4	0812	CONCRETE C	0	0	0	0	4,844.00	SF	4.00	4.00	100	2004	2004	3	83	16,082	

TOTAL OB/XF											
18,334											

Total Acres: 0.00	Total Land Value: 50,000	Market: 0	Agricultural: 0	Common: 50,000
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	209,202		
TOTAL MARKET OB/XF VALUE	18,334		
TOTAL LAND VALUE - MARKET	50,000		
TOTAL MARKET VALUE	277,536		
SOH/AGL Deduction	0		
ASSESSED VALUE	277,536		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	277,536		
TOTAL JUST VALUE	277,536		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	262,817		

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					
GRANTEE: SCOTT JUSTIN TYLER					
2153/1504	10/13/2017	WD	Q	I	01
GRANTOR: MCINTYRE CHERYL Y & J					
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 \$											