

TRACT 14
IN OR 342 PG 609
LEE STONER SHORES 1 UNR

BOATRIGHT TONYA A
54057 MARLEE ROAD
CALLAHAN, FL 32011

2025

37-1N-25-296A-0014-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2 6															
Exterior Wall	12	CEDAR 100	0100	01	1,519	121.3800	121.38	184,376	1982	1995	0	0	0	14.50	85.50	VALUATION BY STANDARD														
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 0													Heated Area: 1438 HX Base Yr 1979														
Roof Cover	03	COMP SHNGL 100														Tax Group: 6 Tax Dist:														
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE 172,170														
Interior Floo	09	PINE WOOD 50														TOTAL MARKET OB/XF VALUE 9,829														
Interior Floo	11	CLAY TILE 50														TOTAL LAND VALUE - MARKET 50,000														
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE 231,999														
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction 118,615														
Bedrooms		4 100														ASSESSED VALUE 113,384														
Bathrooms		2 100														TOTAL EXEMPTION VALUE HX HB WX 55,722														
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE 57,662														
Stories	1.	1. 100														TOTAL JUST VALUE 231,999														
Units		0 100	NCON VALUE 0																											
BUD8 Adjustme	06	DIST 1D 100	INCOME VALUE																											
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 219,805																											
Quality 03 Quality Level 03																PERMIT NUM			DESCRIPTION			AMT		ISSUED						
DOR CODE 0100 SINGLE FAMILY																17008215			REPAIR/RRF			5,250		12/01/2017						
MAP NUM			MKT AREA			08															R0912113			REPAIR/RRF			2,000		10/01/2009	
NEIGHBORHOOD/LOC 8026.00																SALES DATA														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE																
BAS	1,438	100	1993	1,438	149,235	0342/0609		8/01/1981		WD	U	I		100																
DCK	200	10	2009	20	2,076	GRANTOR:																								
FOP	18	30	1993	5	519	GRANTEE:																								
UOP	280	20	2009	56	5,811	0227/0388										1/01/1976		WD	Q	V		6,500								
TOTALS 1,936			1,519			157,641			BLD DATE		LGL DATE		03/31/2025		MLU															
EXTRA FEATURES			54057 MARLEE RD, CALLAHAN													XF 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	0940	SHEDS/PORT	0	100	0	0		128.00	SF 20.10	20.10	100	1980	1980	3	20	515														
2	0811	CONCRETE B	0	100	32	18		576.00	SF 5.20	5.20	100	1982	1982	3	35	1,048														
3	0810	CONCRETE A	0	100	0	0		1,347.00	SF 6.50	6.50	100	1995	1995	3	68	5,954														
4	0351	CARPORT MT	0	100	16	36		576.00	SF 5.90	5.90	100	1995	1995	3	20	680														
5	0940	SHEDS/PORT	0	100	8	10		80.00	SF 30.00	30.00	100	1995	1995	3	20	480														
6	0940	SHEDS/PORT	0	100	24	8		192.00	SF 30.00	30.00	100	1995	1995	3	20	1,152														
TOTAL OB/XF 9,829																														
LAND DESCRIPTION																														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV						
1	000100	C	RES	100		RM	150.00	258.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000													
REVIEW DATE 01/06/2023 BY KWX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS																														

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