

TRACT 23
IN OR 2172/1395
LEE STONER SHORES 1 UNR

HAND EDWARD S JR L/E/
54082 MARLEE RD
CALLAHAN, FL 32011

2025

37-1N-25-296A-0023-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
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

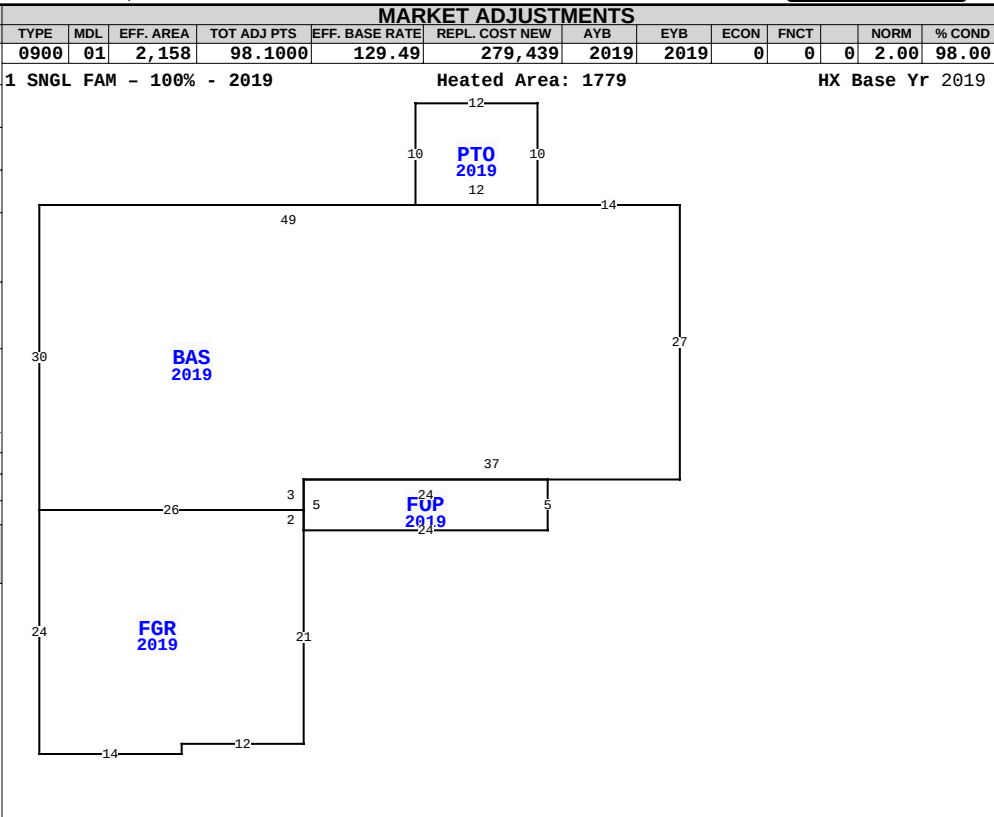
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,779	100	2019	1,779	225,756
FGR	612	55	2019	337	42,765
FOP	120	30	2019	36	4,569
PTO	120	5	2019	6	761

TOTALS	2,631			2,158	273,850
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	2701	QUONSET GD	0	100	24	24	576.00	SF	15.00
2	0810	CONCRETE A	0	100	0	0	400.00	SF	6.50
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RM	150.00	333.00	1.00



54082 MARLEE RD, CALLAHAN

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		273,850	
TOTAL MARKET OB/XF VALUE		11,136	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		334,986	
SOH/AGL Deduction		131,801	
ASSESSED VALUE		203,185	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		152,463	
TOTAL JUST VALUE		334,986	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		317,015	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000933	CO ISSUED	0	10/29/2019
19010399	DEMOLITION	4,500	10/01/2019
19000933	NEW CONSTR	246,616	01/01/2019
B973752	REPAIR/RRF	6,950	03/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2725/136	7/16/2024	LE U	I	11		100
GRANTOR: HAND EDWARD S JR						
GRANTEE: CHAUDHRY SHAHZAD						
2172/1395	1/24/2018	WD Q	V	02		50,000
GRANTOR: WILLIAMSON KENT & TON						
GRANTEE: HAND EDWARD S JR &						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2019] W14 PT0=[YR=2019] N10 W12 S10 E12\$ W49 S30									
FGR=[YR=2019] S24 E14 N1 E12 N21 FOP=[YR=2019] E24 N5 W24									
S5\$N2 W26\$ E26 N3 E37 N27\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RM	150.00	333.00	1.00