

LOTS 7 & 6
IN OR 178/431 & OR 324/24
NASSAU VILLAGE 1 UNR

BURNS TOMMY D L/E/
54174 MARLEE ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299A-0007-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 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	03	Quality Level 03
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	1,476	100	1993	1,476	155,912
FGR	418	55	1993	230	24,295
FST	126	55	1993	69	7,289
UOP	120	20	1993	24	2,535
UOP	200	20	1993	40	4,226
TOTALS	2,340			1,839	194,257

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	0	0	587.00	SF	5.20
3	0510	GARAGE WD-	0	100	23	12	276.00	SF	35.00
4	0681	POLE SHED	0	100	23	8	184.00	SF	15.00
5	0681	POLE SHED	0	100	23	8	184.00	SF	15.00

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	118.00	350.00	1.00
2	000100	C	RES	100		RM	126.00	348.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,839	112.0000	147.84	271,878	1978	1983	0	0	28.55	71.45
1 SNGL FAM - 100% - 0											
Heated Area: 1476											
HX Base Yr											
54174 MARLEE RD, CALLAHAN											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/31/2025
INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6			Tax Dist:
BUILDING MARKET VALUE			194,257
TOTAL MARKET OB/XF VALUE			5,291
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			284,548
SOH/AGL Deduction			162,606
ASSESSED VALUE			121,942
TOTAL EXEMPTION VALUE			55,722
BASE TAXABLE VALUE			66,220
TOTAL JUST VALUE			284,548
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			267,262

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E2210793	CHNGE SRVC	0	11/01/2022
3417	H/AC	3,000	06/04/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2700/1089	3/18/2024	LE	U	I	11	100	
GRANTOR: BURNS TOMMY DALE							
GRANTEE: BURNS TOMMY DALE TR							
0178/0431	1/01/1974	WD	U	V		2,900	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W6 UOP=[YR=1993] N10 W20 S10 E20\$ W51 S36 E19 N8 UOP=[YR=1993] E30 FGR=[YR=1993] E22 N19 FST=[YR=1993] N9 W14 S9E14\$ W22S19\$ N4 W30S4\$ N4 E30 N15 E8 N9\$.									