

WITTE DARIN KURTH/ANTEE AUDREY MICHELLE
54216 MARLEE RD
CALLAHAN, FL 32011

37-1N-25-299A-0008-0000

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	VALUATION SUMMARY								
Exterior Wall	20	FACE BRICK 100				0900	01	1,892	109.7600	144.88	274,113	1978	1983	0	0	0	28.55	71.45	VALUATION BY				STANDARD				
Roof Structure	03	GABLE/HIP 100				1 SNGL FAM - 100% - 2015													Heated Area: 1464				HX Base Yr 2015				
Roof Cover	03	COMP SHNGL 100																	BUILDING MARKET VALUE				195,854				
Interior Wall	04	PLYWOOD 50																	TOTAL MARKET OB/XF VALUE				46,365				
Interior Wall	05	DRYWALL 50																	TOTAL LAND VALUE - MARKET				100,000				
Interior Floor	13	LVT/LAMNT 50																	TOTAL MARKET VALUE				342,219				
Interior Floor	14	CARPET 50																	SOH/AGL Deduction				154,691				
Air Condition	03	CENTRAL 100																	ASSESSED VALUE				187,528				
Heating Type	04	AIR DUCTED 100				TOTAL EXEMPTION VALUE				HX HB 50,722																	
Bedrooms		3 100				BASE TAXABLE VALUE				136,806																	
Bathrooms		2 100				TOTAL JUST VALUE				342,219																	
Frame	02	WOOD FRAME 100				INCON VALUE				0																	
Stories	1.	1. 100				INCOME VALUE																					
Units		0 100				PREVIOUS YEAR MKT VALUE				324,606																	
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	1,464	100	1993	1,464	151,548																						
FGR	506	55	1993	278	28,778																						
FOP	112	30	1993	34	3,520																						
FST	138	55	1993	76	7,867																						
UOP	200	20	1994	40	4,141																						
TOTALS						2,420			1,892	195,854																	
EXTRA FEATURES						54216 MARLEE RD, CALLAHAN													BLD DATE				LGL DATE				
																			XF DATE				LAND DATE		03/31/2025		
																			INC DATE				AG DATE		MLU		
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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1978	1978	3	40	1,400												
2	0940	SHEDS/PORT	0 100	8	8	64.00	SF	21.00	21.00	100	1985	1985	3	20	269												
3	0940	SHEDS/PORT	0 100	24	12	288.00	SF	21.00	21.00	100	1985	1985	3	20	1,210												
4	0812	CONCRETE C	0 100	0	0	1,157.00	SF	4.00	4.00	100	1978	1978	3	28	1,296												
5	0681	POLE SHED	0 100	20	20	400.00	SF	15.00	15.00	100	1971	1971	3	20	1,200												
6	0861	POOL GUNIT	0 100	0	0	450.00	SF	85.00	85.00	100	2019	2019	3	87	33,278												
7	0855	CONC PAVER	0 100	0	0	795.00	SF	10.00	10.00	100	2019	2019	3	97	7,712												
LAND DESCRIPTION						TOTAL OB/XF													46,365								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	0006	RM	124.00	350.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000										
2	000100	C	RES	100	0006	RM	130.00	348.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000										
REVIEW DATE	08/04/2021		BY	KBA		Total Acres: 0.00		Total Land Value: 100,000				Market: 0				Agricultural: 0				Common: 100,000				PRINTED 07/30/2025 BY SYS			