LOT 24
NASSAU VILLAGE 1 UNR

THOMPSON SANDRA P L/E/
54264 MARLEE RD
CALLAHAN, FL 32011

2025

37-1N-25-299A-0024-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

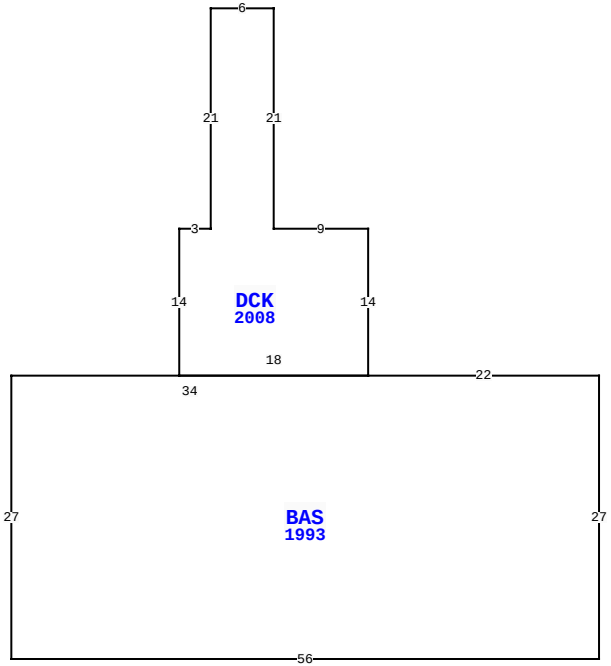
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	04	Quality Level 04
DOR CODE	0200	MOBILE HOME
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	1,512	100	1993	1,512	69,588
DCK	378	15	2008	57	2,623
TOTALS	1,890			1,569	72,211

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,569	128.9200	109.58	171,931	1994	1999	0	0	0	58.00	42.00

1 M/H 94+ – 100% - 0 Heated Area: 1512 HX Base Yr 1978



54264 MARLEE RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		72,211
TOTAL MARKET OB/XF VALUE		1,309
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		123,520
SOH/AGL Deduction		67,952
ASSESSED VALUE		55,568
TOTAL EXEMPTION VALUE	HX HB WX	35,568
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		123,520
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		113,060

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531384	CARPORT	771	11/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2387/0559	8/27/2020	QC	U	I	11	100
GRANTOR: THOMPSON SANDRA PEARL						
GRANTEE: AREHART JAMES P & J						
0678/1690	4/14/1993	QC	U	I	18	100
GRANTOR: THOMPSON SANDRA P						
GRANTEE: RAY JAMES & BEATRIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 DCK=[YR=2008] N14 W9 N21 W6 S21 W3 S14 E18$ W34 S27 E56 N27$.

EXTRA FEATURES

LN	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	35.00	SF	20.10	20.10	100	1980	1980	3	20	141	
2	0940	SHEDS/PORT	0	100	0	0	110.00	SF	20.10	20.10	100	1980	1980	3	20	442	
3	0681	POLE SHED	0	100	11	22	242.00	SF	15.00	15.00	100	1987	1987	3	20	726	

LAND DESCRIPTION

TOTAL OB/XF 1,309

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	190.00	240.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 04/20/2020 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS