LOTS 11 & 12
IN OR 260 PG 564
NASSAU VILLAGE 3 UNR

BURNS RUTH A
54335 MARLEE ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299C-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	07	GAMBREL 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 70
Interior Wall	05	DRYWALL 30
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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

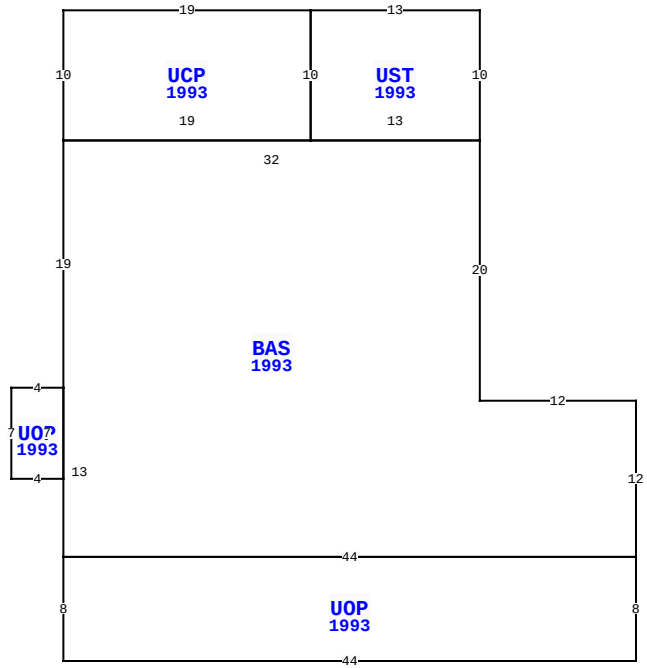
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,168	100	1993	1,168	108,499
UCP	190	20	1993	38	3,530
UOP	28	20	1993	6	557
UOP	352	20	1993	70	6,503
UST	130	45	1993	58	5,388
TOTALS	1,868			1,340	124,476

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,340	116.4800	116.48	156,083	1972	1972	0	0	0	20.25	79.75

1 SINGLE FAM – 100% - 0 Heated Area: 1168 HX Base Yr 1979



54335 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		124,476
TOTAL MARKET OB/XF VALUE		3,120
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		227,596
SOH/AGL Deduction		129,684
ASSESSED VALUE		97,912
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		47,190
TOTAL JUST VALUE		227,596
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		211,747

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R980868	REPAIR/RRF	0	04/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0260/0564	3/01/1978	WD	Q	I		22,000
GRANTOR:						
GRANTEE:						
0252/0115	11/01/1977	WD	U	I		6,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

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	0681	POLE SHED	0	100	10	20	200.00	SF	15.00	15.00	100	1982	1982	3	20	600	
2	0680	POLE SHED	0	100	48	20	960.00	SF	10.00	10.00	100	1982	1982	3	20	1,920	
3	0681	POLE SHED	0	100	10	20	200.00	SF	15.00	15.00	100	1988	1988	3	20	600	

BUILDING DIMENSIONS

UST=[YR=1993] W13 UCP=[YR=1993] W19 S10 BAS=[YR=1993] S19 UOP=[YR=1993] W4 S7 E4 N7$ S13 UOP=[YR=1993] S8 E44 N8 W44$ E44 N12 W12 N20 W32$ E19 N10$ S10 E13 N10$.

LAND DESCRIPTION

TOTAL OB/XF 3,120

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	240.00	396.00	2.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	100,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS