LOTS 17 & 18 2002 REGE DW
IN OR 515/323 & OR 643/389
NASSAU VILLAGE 3 UNR

COLLEY SHELIA K
54251 MARLEE ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299C-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
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	03	Quality Level 03

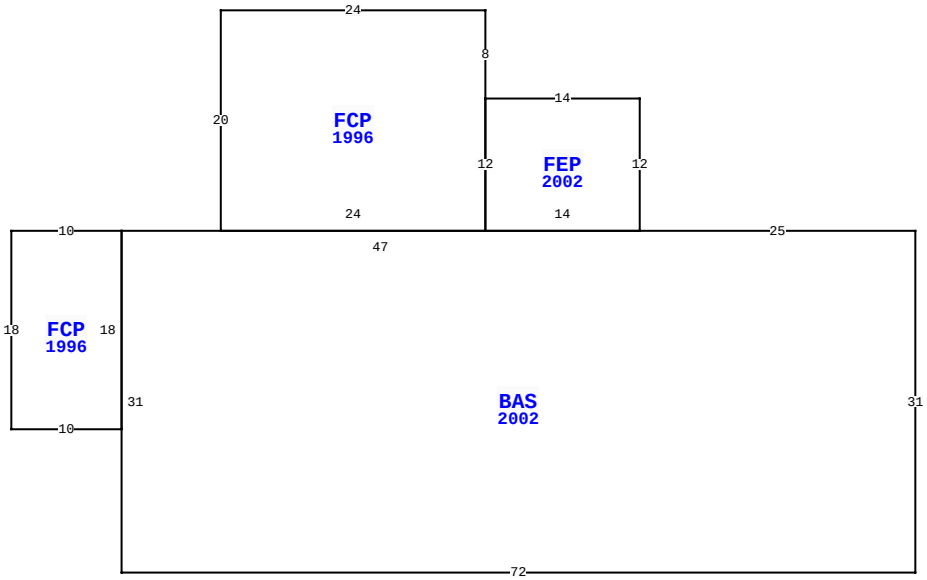
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,232	100	2002	2,232	106,729
FCP	180	25	1996	45	2,152
FCP	480	25	1996	120	5,738
FEP	168	85	2002	143	6,838
TOTALS	3,060			2,540	121,457

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,540	117.2000	99.62	253,035	2002	2002	0	0	0	52.00	48.00

1 M/H 94+ – 100% - 0 Heated Area: 2375 HX Base Yr 1987



54251 MARLEE RD, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		121,457
TOTAL MARKET OB/XF VALUE		4,566
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		226,023
SOH/AGL Deduction		105,893
ASSESSED VALUE		120,130
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		69,408
TOTAL JUST VALUE		226,023
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		206,319

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E9373	NEW CONSTR	600	03/01/2002
B9339	ADDITION	18,951	02/01/2002
MH3647	MH MOVE-ON	0	10/01/2001
B952366	CARPORT	10,000,000	12/01/1995
93302	MH MOVE-ON	36,000	01/01/1994
6580	XFOB	5,400	07/02/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0643/0389	12/04/1991	QC	Q	I	01	100
GRANTOR: COLLEY BOBBY AARON						
GRANTEE: COLLEY SHEILA KAY						
0515/0323	4/16/1987	WD	Q	V		19,000
GRANTOR: BELL BERNICE						
GRANTEE: COLLEY BOBBY & S K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W25 FEP=[YR=2002] N12 W14 FCP=[YR=1996] N8 W24 S20 E24 N12 $ S12 E14 $ W47 FCP=[YR=1996] W10 S18 E10 N18 $ S31 E72 N31 $.

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	12	8	96.00	SF	20.10	20.10	100	1985	1985	3	20	386	
2	0812	CONCRETE C	0	100	0	0	1,493.00	SF	4.00	4.00	100	1996	1996	3	70	4,180	

LAND DESCRIPTION

TOTAL OB/XF 4,566

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	260.00	350.00	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