LOT 20
IN OR 1969/417
NASSAU VILLAGE 3 UNR

CONTI SHIRLYN
54354 MARLEE ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299C-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
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	06	Quality Level 06

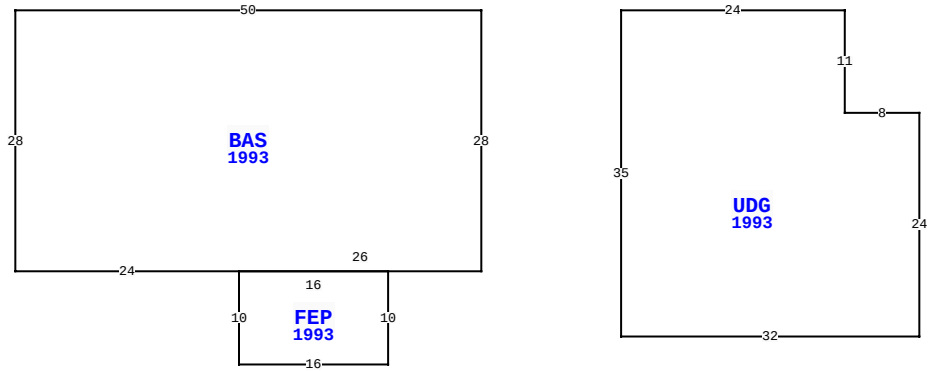
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100	1993	1,400	151,863
FEP	160	80	1993	128	13,885
UDG	1,032	55	1993	568	61,613
TOTALS	2,592			2,096	227,361

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,096	126.5000	126.50	265,144	1973	1995	0	0	0	14.25	85.75

1 SINGLE FAM – 0% - 0 Heated Area: 1400 HX Base Yr



54354 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	227,361
TOTAL MARKET OB/XF VALUE	7,191
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	284,552
SOH/AGL Deduction	60,662
ASSESSED VALUE	223,890
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	223,890
TOTAL JUST VALUE	284,552
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	269,861

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1217695	H/AC	0	10/01/2012
B25494	ADDITION	10,438	01/01/2012
B12687	FOUNDATION	690	04/01/2004
7501	REMODEL	2,000	09/03/1991
6908	ADDITION	4,488	12/28/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1969/0417	2/26/2015	WD	Q	I	01	149,900
GRANTOR: VAN FOSSEN TERRY L &						
GRANTEE: CONTI JOSEPH & SHIR						
0522/0307	7/13/1987	WD	Q	I		60,000
GRANTOR: JENKINS JOHN & LINDA						
GRANTEE: VAN FOSSEN TERRY &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 S28 E24 FEP=[YR=1993] S10 E16 N10 W16 $ E26 N28 $ PTR= E15 UDG=[YR=1993] E24 S11 E8 S24 W32 N35 $ W15 $.

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	0811	CONCRETE B	0	0	0	0	947.00	SF	5.20	5.20	100	1987	1987	3	49.5	2,438	
2	0940	SHEDS/PORT	0	0	10	8	80.00	SF	21.30	21.30	100	1995	1995	3	20	341	
3	0812	CONCRETE C	0	0	20	20	400.00	SF	4.00	4.00	100	2004	2004	3	83	1,328	
4	1242	WD DECK A	0	0	16	12	192.00	SF	10.00	10.00	100	1995	1995	3	20	384	
5	0351	CARPORT MT	0	0	18	30	540.00	SF	10.00	10.00	100	2012	2012	3	50	2,700	

LAND DESCRIPTION

TOTAL OB/XF 7,191

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	0	0006	RM	152.00	320.00	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