LOT 6
IN OR 1779/1103
NASSAU VILLAGE 5 UNR

KELLEY ROBIN M
54494 MARLEE RD
CALLAHAN, FL 32011

2025

37-1N-25-299E-0006-0000

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 70
Interior Wall	04	PLYWOOD 30
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

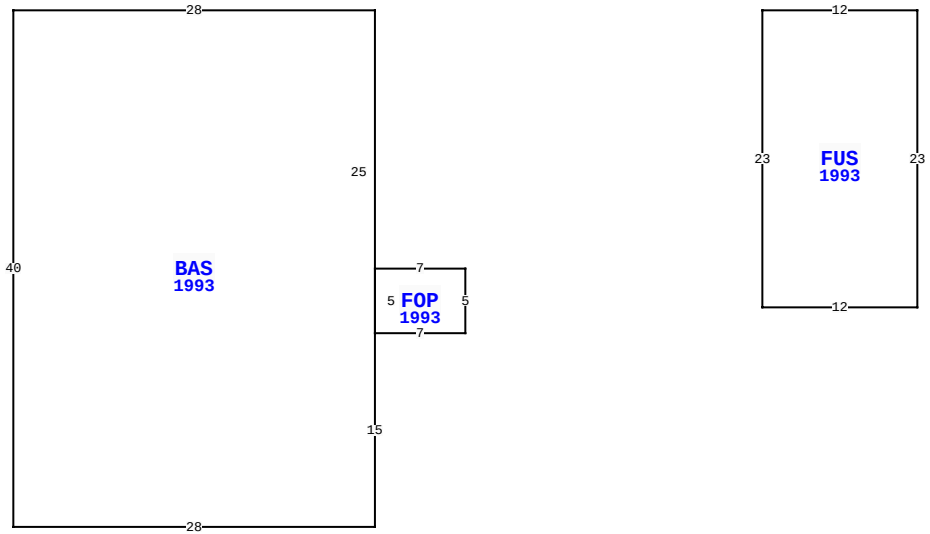
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100	1993	1,120	95,844
FOP	35	30	1993	10	856
FUS	276	100	1993	276	23,619
TOTALS	1,431			1,406	120,318

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,406	105.0000	105.00	147,630	1979	1979	0	0	0	18.50	81.50

1 SINGLE FAM – 100% - 2006 Heated Area: 1396 HX Base Yr 2006



54494 MARLEE RD, CALLAHAN

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

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	16	192.00	SF	30.00	30.00	100	1989	1989	3	20	1,152	
2	0803	ASPHALT C	0	100	0	0	1,726.00	SF	1.50	1.50	100	1982	1982	3	50	1,295	
3	0510	GARAGE WD-	0	100	19	23	437.00	SF	35.00	35.00	100	1982	1982	3	20	3,059	
4	0940	SHEDS/PORT	0	100	8	14	112.00	SF	30.00	30.00	100	1975	1975	3	20	672	
5	1242	WD DECK A	0	100	0	0	224.00	SF	10.00	10.00	100	1982	1982	3	20	448	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		120,318
TOTAL MARKET OB/XF VALUE		6,626
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		166,944
SOH/AGL Deduction		77,902
ASSESSED VALUE		89,042
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		38,320
TOTAL JUST VALUE		166,944
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		157,279

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M993944	H/AC	3,489	08/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1779/1103	12/10/2010	QC	U	I	11	100
GRANTOR: CARPENTER JUNE N & RO						
GRANTEE: KELLEY ROBIN M						
1372/0660	12/07/2005	QC	Q	I	01	100
GRANTOR: CARPENTER JUNE N						
GRANTEE: CARPENTER JUNE N &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 S40 E28 N15 FOP=[YR=1993] E7 N5 W7 S5 $ N25 $ PTR= E30 FUS=[YR=1993] E12 S23 W12 N23 $ W30 $.

LAND DESCRIPTION

TOTAL OB/XF 6,626

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	99.00	660.00	1.00	LT		1.00	1.00	0.80	50,000.00	40,000.00	40,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/30/2025 BY SYS