LOT 8 (EX PT IN OR 1781/7) &
PT OF LOT 7 IN OR 2098/1677
NASSAU VILLAGE #5 UNR

DEDMON EDDIE L L/E/
54524 MARLEE ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299E-0008-0000

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	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	05	ASPH TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	05	Quality Level 05

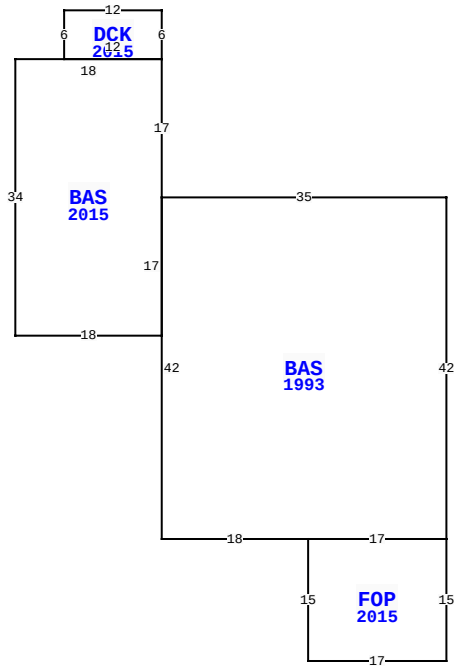
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,470	100	1993	1,470	135,514
BAS	612	100	2015	612	56,418
DCK	72	10	2015	7	645
FOP	255	30	2015	76	7,006
TOTALS	2,409			2,165	199,583

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,165	109.4170	109.42	236,894	1969	1990	0	0	0	15.75	84.25

1 SINGLE FAM – 100% - 0 Heated Area: 2082 HX Base Yr 1973



54524 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		199,583
TOTAL MARKET OB/XF VALUE		12,516
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		252,099
SOH/AGL Deduction		126,372
ASSESSED VALUE		125,727
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		75,005
TOTAL JUST VALUE		252,099
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		239,559

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2210365	REPAIR/RRF	30,000	11/01/2022
B1530394	ADDITION	68,942	05/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2098/1677	1/25/2017	QC	U	I	11	100
GRANTOR: DEDMON EDDIE L						
GRANTEE: DEDMON EDDIE L L/E						
1781/0011	3/01/2012	QC	U	I	31	100
GRANTOR: NORMANDIN DONALD R						
GRANTEE: DEDMON EDDIE L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W35 BAS=[YR=2015] N17 DCK=[YR=2015] N6 W12 S6 E12$ W18 S34 E18 N17$ S42 E18 FOP=[YR=2015] S15 E17 N15 W17$ E17 N42$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
2	0511	GARAGE CB-	0	100	24	26	624.00	SF	24.00	24.00	100	1980	1980	3	30	4,493	
3	0680	POLE SHED	0	100	10	24	240.00	SF	10.00	10.00	100	1984	1984	3	20	480	
4	0812	CONCRETE C	0	100	0	0	2,115.00	SF	4.00	4.00	100	1984	1984	3	41	3,469	
5	0680	POLE SHED	0	100	11	36	396.00	SF	10.00	10.00	100	2012	2012	3	64	2,534	

LAND DESCRIPTION

TOTAL OB/XF 12,516

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	0.00	0.00	1.00	LT		1.00	1.00	0.80	50,000.00	40,000.00	40,000							

REVIEW DATE 04/20/2020 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/30/2025 BY SYS