LOT 9
NASSAU VILLAGE 5 UNR
IN OR 2721/1293

THIGPEN ANTHONY E & CARLA L
54532 MARLEE RD
CALLAHAN, FL 32011

2025

37-1N-25-299E-0009-0000

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		N/A 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

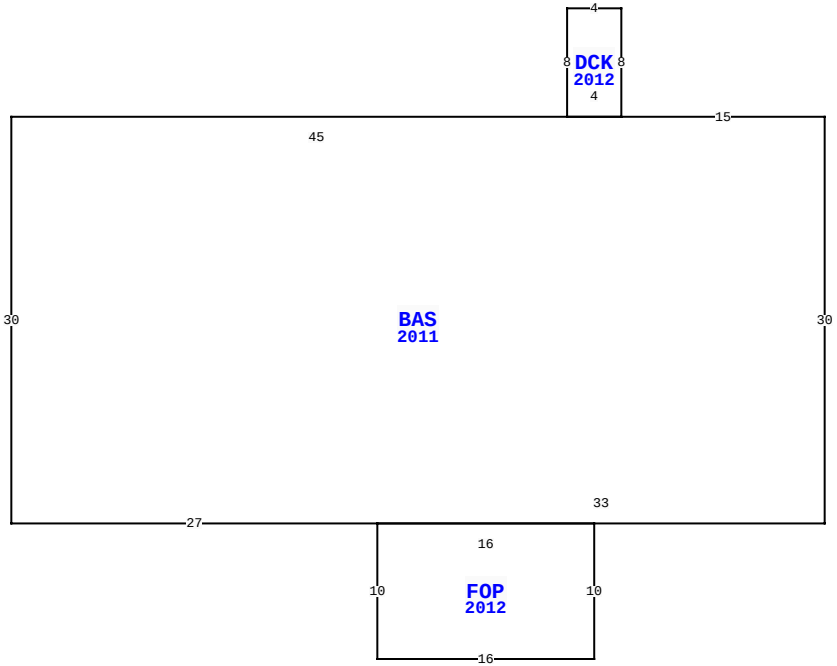
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	2011	1,800	97,173
DCK	32	15	2012	5	270
FOP	160	30	2012	48	2,591
TOTALS	1,992			1,853	100,035

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,853	93.4000	79.39	147,110	2012	2012	0	0	0	32.00	68.00

2 M/H 94+ – 100% - 2002 Heated Area: 1800 HX Base Yr 2022



54532 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		100,035
TOTAL MARKET OB/XF VALUE		2,240
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		142,275
SOH/AGL Deduction		23,550
ASSESSED VALUE		118,725
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		68,003
TOTAL JUST VALUE		142,275
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		129,102

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429263	CARPORT	11,154	09/01/2014
B1226660	ADDITION	3,187	12/01/2012
B4378	MH MOVE-ON	0	12/14/2011
M16605	H/AC	0	10/01/2011
P15033	NEW CONSTR	0	10/01/2011
B25209	DEMOLITION	1,500	10/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2721/1293	6/14/2024	WD	U	I	11	100
GRANTOR: DEDMON EDDIE L						
GRANTEE: THIGPEN ANTHONY E &						
2484/1625	8/02/2021	QC	U	I	11	51,700
GRANTOR: THIGPEN ANTHONY E & C						
GRANTEE: THIGPEN ANTHONY E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS2011=W15 DCK2012=N8 W4 S8
E4$ W45 S30 E27 FOP2012=S10
E16 N10 W16$E33 N30$.

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	0510	GARAGE WD-	0	100	20	16	320.00	SF	35.00	35.00	100	1980	1980	3	20	2,240	

LAND DESCRIPTION

TOTAL OB/XF 2,240

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	125.00	525.00	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