LOT 11
IN OR 2415/652
NASSAU VILLAGE 5 UNR

O'NEAL KEVEN & LISA
54554 MARLEE RD
CALLAHAN, FL 32011

2025

37-1N-25-299E-0011-0000

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

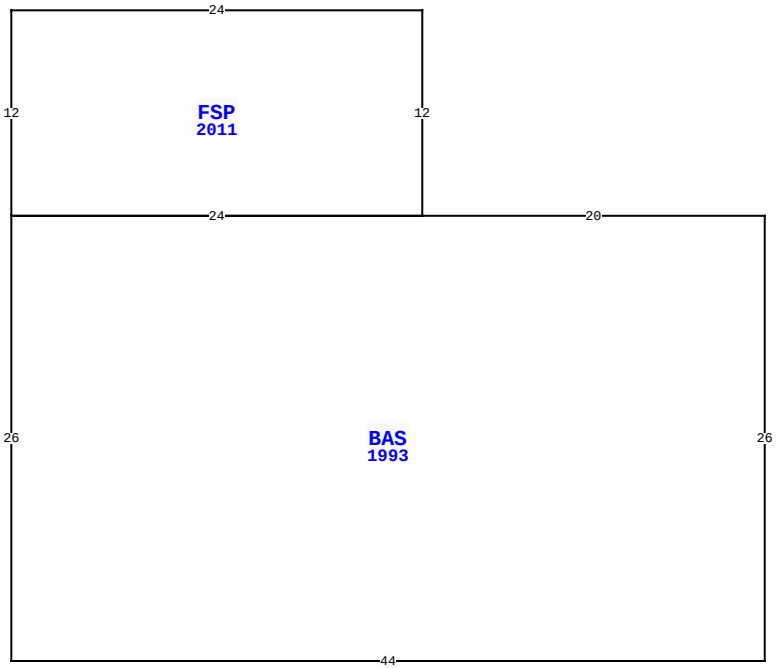
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,144	100	1993	1,144	32,178
FSP	288	60	2011	173	4,866
TOTALS	1,432			1,317	37,045

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,317	117.2000	93.76	123,482	1990	1995	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2024 Heated Area: 1144 HX Base Yr 2024



54554 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		54,756
TOTAL MARKET OB/XF VALUE		798
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		95,554
SOH/AGL Deduction		7,036
ASSESSED VALUE		88,518
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		37,796
TOTAL JUST VALUE		95,554
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		86,023

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2415/0652	11/20/2020	WD	Q	I	01	84,900
GRANTOR: LUI JENNIFER J & MICH						
GRANTEE: O'NEAL KEVEN & LISA						
2415/0648	11/09/2020	FJ	U	I	11	100
GRANTOR: GARY STEVEN W EST						
GRANTEE: LUI JENNIFER J & MI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 FSP=[YR=2011] N12 W24 S12 E24$ W24 S26 E44 N26$.

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	9	20	180.00	SF	19.50	19.50	100	1987	1987	3	20	702	
2	1242	WD DECK A	0	100	8	6	48.00	SF	10.00	10.00	100	1995	1995	3	20	96	

LAND DESCRIPTION

TOTAL OB/XF 798

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		RM	125.00	469.00	1.00	LT		1.00	1.00	0.80	50,000.00	40,000.00	40,000							

REVIEW DATE 04/05/2024 BY TWA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 70
Interior Wall	05	DRYWALL 30
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
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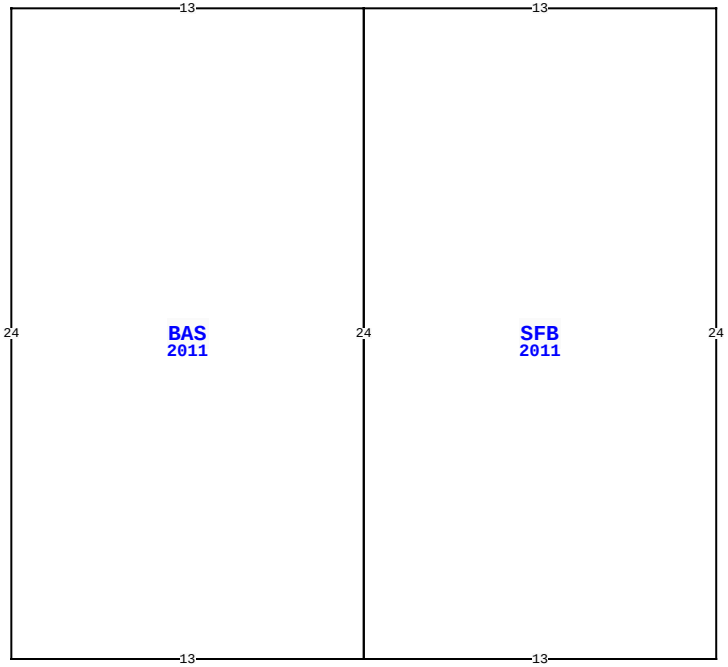
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	312	100	2011	312	9,832
SFB	312	80	2011	250	7,879
TOTALS	624			562	17,711

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	562	72.0720	38.20	21,468	1984	1989	0	0	0	17.50	82.50

2 ACCESORY U – 100% - 2024 Heated Area: 562 HX Base Yr 2024



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GRANTEE: LUI JENNIFER J & MI						

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=2011] W13 BAS=[YR=2011] W13 S24 E13 N24$ S24 E13 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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