LOT 13 RP1963 & 1964
IN OR 758 PG 1819
NASSAU VILLAGE # 5 UNR

STRICKLAND THOMAS N & MELODY A
54576 MARLEE ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299E-0013-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
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

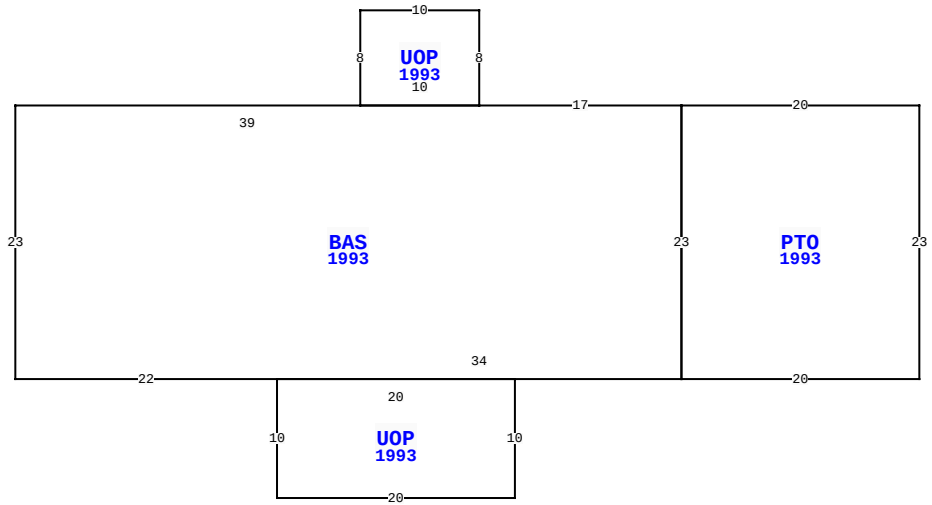
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288	100	1993	1,288	30,603
PTO	460	5	1993	23	547
UOP	80	25	1993	20	475
UOP	200	25	1993	50	1,188
TOTALS	2,028			1,381	32,812

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,381	99.0000	79.20	109,375	1976	1985	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1997 Heated Area: 1288 HX Base Yr 1997



54576 MARLEE RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		32,812
TOTAL MARKET OB/XF VALUE		2,070
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		74,882
SOH/AGL Deduction		43,022
ASSESSED VALUE		31,860
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		6,860
TOTAL JUST VALUE		74,882
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		66,781

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0758/1819	5/06/1996	WD	Q	I		39,000
GRANTOR: JONES JOSEPH D						
GRANTEE: STRICKLAND THOMAS &						
0757/0817	4/19/1996	WD	Q	I		22,600
GRANTOR: URSRY MURTICE						
GRANTEE: JONES JOSEPH D						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1993] W20 BAS=[YR=1993] W17 UOP=[YR=1993] N8 W10 S8 E10$ W39 S23 E22 UOP=[YR=1993] S10 E20 N10 W20$ E34 N23$ S23 E20 N23$.

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	16	20	320.00	SF	24.85	24.85	100	1980	1980	3	20	1,590	
2	0681	POLE SHED	0	100	16	10	160.00	SF	15.00	15.00	100	1980	1980	3	20	480	

LAND DESCRIPTION

TOTAL OB/XF 2,070

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	331.00	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