LOT 21
IN OR 969/506
NASSAU VILLAGE 5 UNR

FOUNTAIN JOSEPH H
54643 MARLEE RD
CALLAHAN, FL 32011

2025

37-1N-25-299E-0021-0000

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	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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

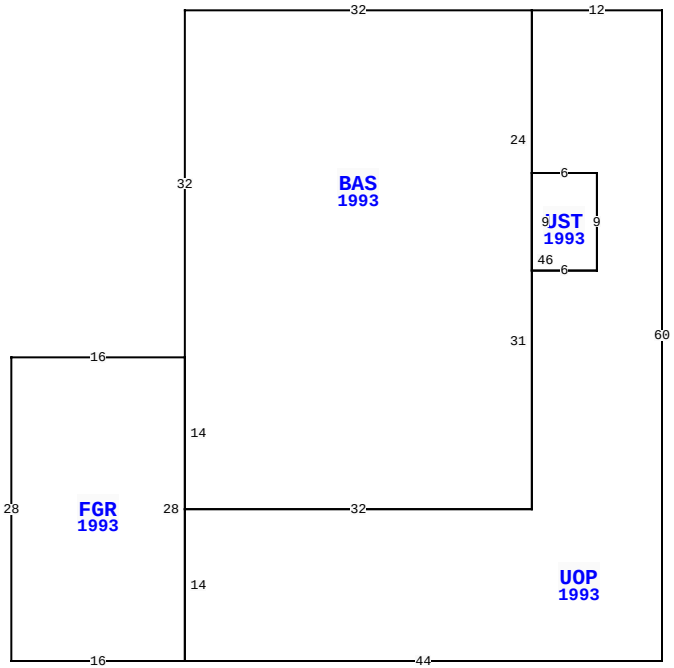
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,418	100	1993	1,418	120,587
FGR	448	55	1993	246	20,920
UOP	1,168	20	1993	234	19,900
UST	54	45	1993	24	2,041
TOTALS	3,088			1,922	163,447

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,922	105.6440	105.64	203,040	1960	1975	0	0	0	19.50	80.50

1 SINGLE FAM – 100% - 2024 Heated Area: 1418 HX Base Yr



54643 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		269,566
TOTAL MARKET OB/XF VALUE		3,743
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		323,309
SOH/AGL Deduction		8,424
ASSESSED VALUE		314,885
TOTAL EXEMPTION VALUE	13	314,885
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		323,309
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		306,011

PERMIT NUM	DESCRIPTION	AMT	ISSUED
93263	NEW CONSTR	40,376	11/11/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0969/0506	2/02/2001	QC	Q	I	01	40,000
GRANTOR: FOUNTAIN LINDA K						
GRANTEE: FOUNTAIN JOSEPH H						
0441/0641	12/01/1984	WD	Q	I		20,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W12 BAS=[YR=1993] W32 S32 FGR=[YR=1993] W16 S28 E16 N28$ S14 E32 N31 UST=[YR=1993] S9 E6 N9 W6$ E6 S9 W6 N24$ S46 W32 S14 E44 N60$.

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	1242	WD DECK A	0	100	11	12	132.00	SF	10.00	10.00	100	1995	1995	3	20	264	
2	1242	WD DECK A	0	100	12	32	384.00	SF	10.00	10.00	100	1990	1990	3	20	768	
3	0810	CONCRETE A	0	100	0	0	356.00	SF	6.50	6.50	100	1990	1990	3	57	1,319	
4	0810	CONCRETE A	0	100	0	0	315.00	SF	6.50	6.50	100	1995	1995	3	68	1,392	

LAND DESCRIPTION

TOTAL OB/XF 3,743

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	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 06/11/2020 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS

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Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

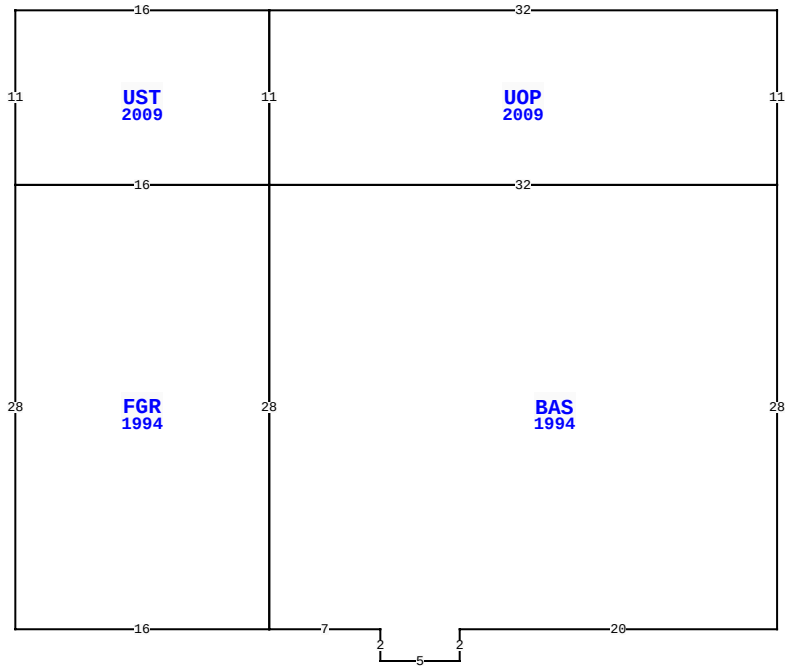
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	906	100	1994	906	73,900
FGR	448	55	1994	246	20,065
UOP	352	20	2009	70	5,710
UST	176	45	2009	79	6,444
TOTALS	1,882			1,301	106,119

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,301	95.6800	95.68	124,480	1994	1994	0	0	0	14.75	85.25

2 SINGLE FAM – 100% - 2024 Heated Area: 906 HX Base Yr



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GRANTOR: FOUNTAIN LINDA K						
GRANTEE: FOUNTAIN JOSEPH H						
0441/0641	12/01/1984	WD	Q	I		20,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2009] W32 UST=[YR=2009] W16 S11 FGR=[YR=1994] S28 E16 BAS=[YR=1994] E7 S2 E5 N2 E20 N28 W32 S28$ N28 W16 $ E16 N11$ S11 E32 N11$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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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