

WALDRON CRYSTAL & DANIEL
54635 MARLEE ROAD
CALLAHAN, FL 32011

37-1N-25-299E-0023-0000

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall

Roof Structur

Roof Cover

Interior Wall

Interior Floo

Interior Floo

Air Condition

Heating Type

Bedrooms

Bathrooms

Frame

Stories

Units

BUD8 Adjustme

Occupancy

Quality

DOR CODE

MAP NUM

NEIGHBORHOOD/LOC

TOTALS

30

03

12

05

14

08

03

04

02

1.

06

00

01

0100

8026.00

3,274

VINYL 100

GABLE/HIP 100

MODULAR MT 100

DRYWALL 100

CARPET 90

SHT VINYL 10

CENTRAL 100

AIR DUCTED 100

3 100

2 100

WOOD FRAME 100

1. 100

0 100

DIST 1D 100

NONE 100

Quality Level 01

SINGLE FAMILY

MKT AREA

08

8026.00

2,458

260,207

CONSTRUCTION

TYPEMDL

EFF. AREAA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0900

01

2,458

92.4480

122.03

299,950

1992

1997

0

0

13.25

86.75

1 SNGL FAM - 100% - 2008

Heated Area: 1748

HX Base Yr 2008

UST
2003

UDU
1993

UDG
1993

UOP
1993

FOP
1993

BAS
1993

FOP
1993

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

03/31/2025

MLU

EXTRA FEATURES

54635 MARLEE RD, CALLAHAN

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

1

0940

SHEDS/PORT

0

100

8

8

64.00

SF

17.70

17.70

100

2005

2005

3

22

249

LAND DESCRIPTION

TOTAL OB/XF

249

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

1

000100

C

RES

100

0006

RM

128.00

355.00

1.00

LT

1.00

1.00

1.00

50,000.00

50,000.00

50,000

REVIEW DATE

08/01/2023

BY

KWX

Total Acres: 0.00

Total Land Value: 50,000

Market: 0

Agricultural: 0

Common: 50,000

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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 6

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

MISC STRGS= NV: 10/23KW

PERMIT NUM

DESCRIPTION

AMT

ISSUED

B2307502

REMODEL: SUBFLOOR

20,039

06/12/2023

R?

REPAIR/RRF

20,245

10/01/2003

8235

NEW CONSTR

71,052

07/13/1992

8133

GARAGE

15,912

06/01/1992

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1494/1303

4/25/2007

WD

Q

I

05

144,200

GRANTOR: KING LINDA

GRANTEE: WALDRON CRYSTAL & D

1145/0785

6/16/2003

WD

U

I

07

100

GRANTOR: MADDOX CLAUDIE & LIND

GRANTEE: KING LINDA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-28,0] W26 S40 E12 N2 E14 N5 E28 N1 E2 N4 W2 N21 W28 N7 \$

UDU=[YR=1993;ORIG=-11,-50] E21 S26 W8 W13 N26 \$

UDG=[YR=1993;ORIG=25,-50] S26 W15 N26 E15 \$

FOP=[YR=1993;ORIG=0,0] W28 S7 E28 N7 \$

FOP=[YR=1993;ORIG=-28,38] S2 E28 N7 W28 S5 \$

UST=[YR=2003;ORIG=10,-50] N10 E15 S10 W15 \$

UOP=[YR=1993;ORIG=10,-24] S6 W8 N6 E8 \$

PTR=[ORIG=0,0] E20 W20 \$

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