LOT 25
IN OR 2549/1463
NASSAU VILLAGE 5 UNR

HELMEY JASON & VICTORIA
54613 MARLEE RD
CALLAHAN, FL 32011

2025

37-1N-25-299E-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
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
Occupancy	00	NONE 100
Quality	02	Quality Level 02

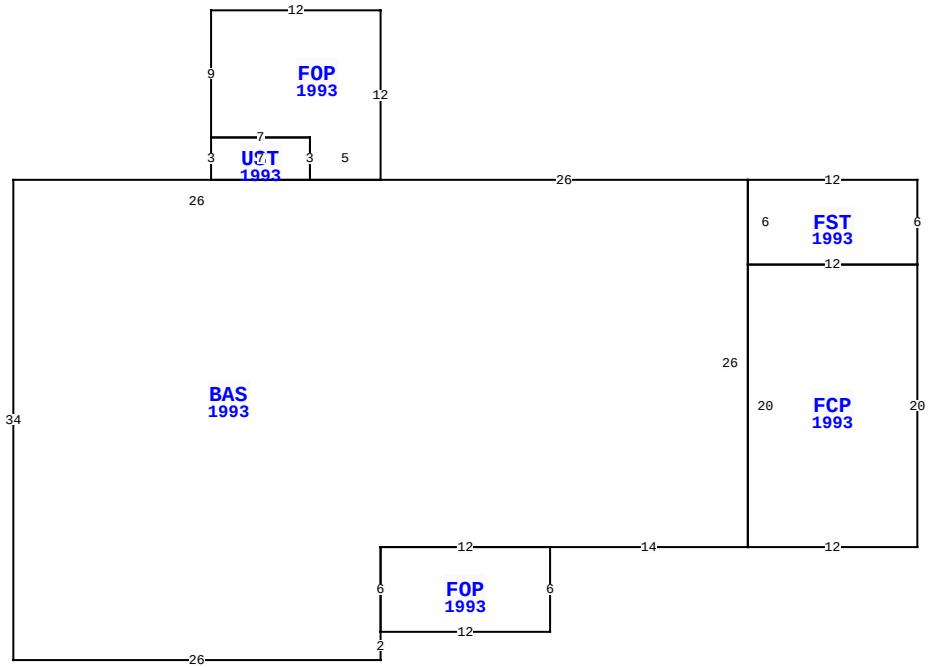
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	1993	1,560	212,484
FCP	240	25	1993	60	8,172
FOP	72	30	1993	22	2,996
FOP	123	30	1993	37	5,040
FST	72	55	1993	40	5,448
UST	21	45	1993	9	1,226
TOTALS	2,088			1,728	235,367

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,728	105.8300	139.70	241,402	1981	2018	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2023 Heated Area: 1560 HX Base Yr



54613 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		253,343
TOTAL MARKET OB/XF VALUE		4,826
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		308,169
SOH/AGL Deduction		8,785
ASSESSED VALUE		299,384
TOTAL EXEMPTION VALUE	13	299,384
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		308,169
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		290,947

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-12971	GARAGE (24X31) W/	50,325	10/09/2023
B22-03692	REPLACE 10 WINDOW	4,220	03/08/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2549/1463	3/22/2022	WD	Q	I	01	325,000
GRANTOR: CITYGATE HOMES LLC						
GRANTEE: HELMEY JASON & VICT						
2509/0914	10/22/2021	WD	U	I	37	106,300
GRANTOR: GRIFFIN GERALD R JR &						
GRANTEE: CITYGATE HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-12,0] W26 W26 S34 E26 N2 N6 E12 E14 N26 $
FCP=[YR=1993;ORIG=-12,26] E12 N20 W12 S20 $
FOP=[YR=1993;ORIG=-38,0] N12 W12 S9 E7 S3 E5 $
FST=[YR=1993;ORIG=0,0] W12 S6 E12 N6 $
FOP=[YR=1993;ORIG=-38,32] E12 N6 W12 S6 $
UST=[YR=1993;ORIG=-50,-3] S3 E7 N3 W7 $
.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	46.5	1,628	
2	0811	CONCRETE B	0	100	0	0	615.00	SF	5.20	5.20	100	2024	2023		100	3,198	

LAND DESCRIPTION

TOTAL OB/XF 4,826

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	126.00	386.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 12/21/2023 BY KW 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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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

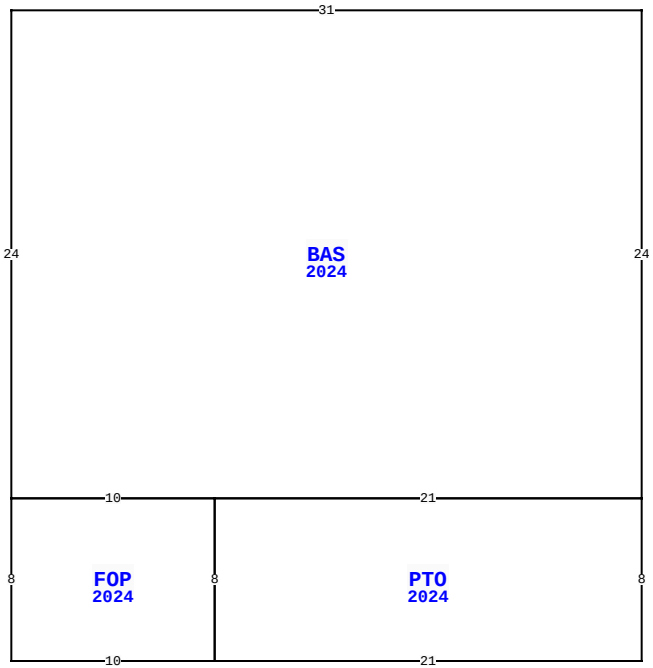
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	744	100	2024	744	17,236
FOP	80	30	2024	24	556
PTO	168	5	2024	8	185
TOTALS	992			776	17,976

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	776	63.2500	23.40	18,158	2023	2023	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2024 Heated Area: 744 HX Base Yr



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GRANTOR: GRIFFIN GERALD R JR &						
GRANTEE: CITYGATE HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E31 S24 W21 W10 N24 $
PTO=[YR=2024;ORIG=60,34] E21 S8 W21 N8 $
FOP=[YR=2024;ORIG=50,34] E10 S8 W10 N8 $
.

EXTRA FEATURES

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LAND DESCRIPTION

TOTAL OB/XF 0

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