LOT 26
IN OR 2297/1932
NASSAU VILLAGE # 5 UNR

MEDINA JUAN C SANCHEZ/SANCHEZ KRISTA
54599 MARLEE RD
CALLAHAN, FL 32011

2025

37-1N-25-299E-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

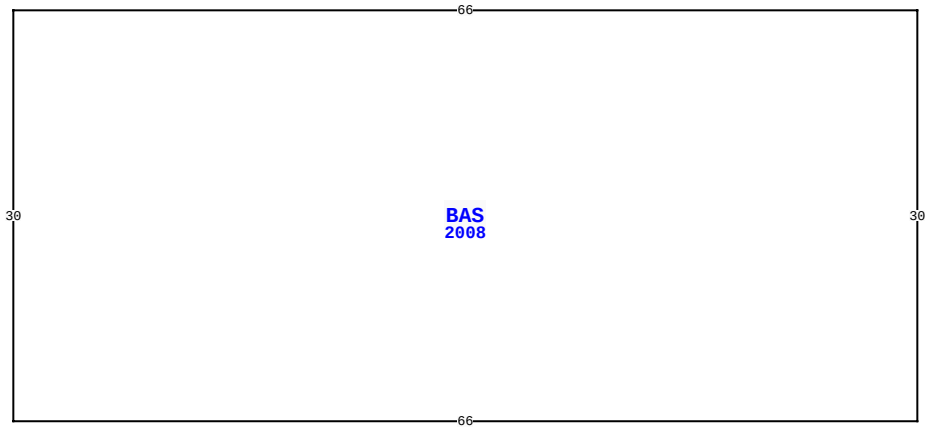
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,980	100	2008	1,980	125,807
TOTALS	1,980			1,980	125,807

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,980	116.8000	99.28	196,574	2008	2010	0	0	0	36.00	64.00

2 M/H 94+ – 100% - 2020 Heated Area: 1980 HX Base Yr 2020



54599 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		125,807
TOTAL MARKET OB/XF VALUE		3,961
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		179,768
SOH/AGL Deduction		53,447
ASSESSED VALUE		126,321
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		75,599
TOTAL JUST VALUE		179,768
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		163,722

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21646	CARPORT	17,610	07/01/2008
R11394	REPAIR/RRF	2,000	07/01/2008
C5036	CO ISSUED	0	01/01/2008
MH5036	MH MOVE-ON	0	01/01/2008
E20413	ELEC OTHER	0	01/01/2008
M13570	MECH OTHER	0	01/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2297/1932	9/09/2019	WD	Q	I	01	137,500
GRANTOR: HARTLEY LORINDA J						
GRANTEE: MEDINA JUAN C SANCH						
1945/0694	10/20/2014	SW	U	I	12	37,500
GRANTOR: BANK OF AMERICA N A						
GRANTEE: HARTLEY LORINDA J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W66 S30 E66 N30$.

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	9001	CONTANR 40	0	100	0	0	1.00	UT	1,400.00	1,400.00	100	2005	2005	3	100	1,400	
2	0510	GARAGE WD-	0	100	11	24	264.00	SF	26.95	26.95	100	2005	2005	3	36	2,561	

LAND DESCRIPTION

TOTAL OB/XF 3,961

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 11/19/2019 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS