LOT 31
IN OR 1936/331
2002 FLEE DW/MH

SMITH JEDEDIAH W
54525 MARLEE RD
CALLAHAN, FL 32011

2025

37-1N-25-299E-0031-0000

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	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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

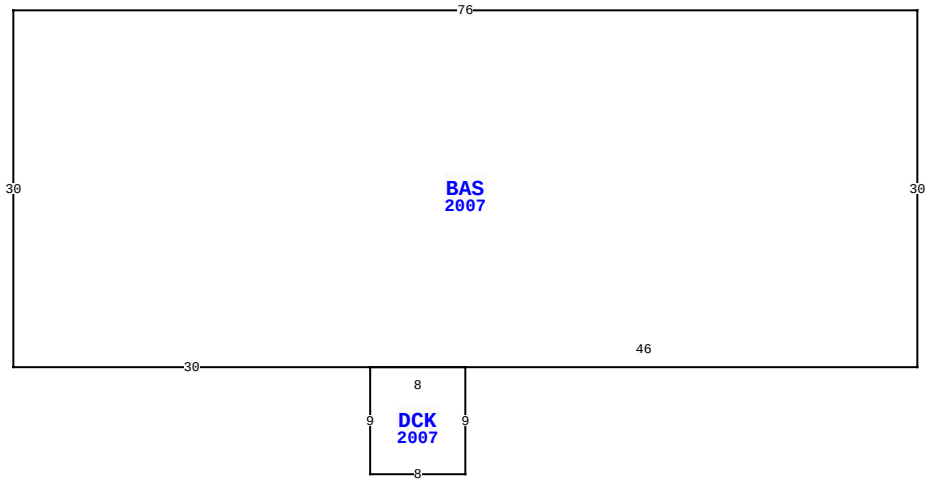
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2007	2,280	131,738
DCK	72	15	2007	11	636
TOTALS	2,352			2,291	132,373

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,291	117.2000	99.62	228,229	2002	2007	0	0	0	42.00	58.00

1 M/H 94+ – 0% - 0 Heated Area: 2280 HX Base Yr



BLD DATE	03/13/2008 KWJW	LGL DATE	
XF DATE		LAND DATE	03/31/2025 MLU
INC DATE		AG DATE	

54525 MARLEE RD, CALLAHAN

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	132,373
TOTAL MARKET OB/XF VALUE	2,975
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	185,348
SOH/AGL Deduction	22,384
ASSESSED VALUE	162,964
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	162,964
TOTAL JUST VALUE	185,348
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	168,837

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007629	REPAIR/RRF	11,724	12/01/2017
E9609	NEW CONSTR	0	04/01/2002
M5675	H/AC	0	02/01/2002
P5331	NEW CONSTR	0	01/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1936/0331	9/05/2014	WD	Q	I	01	87,000
GRANTOR: FGP-MARLEE ROAD LLC						
GRANTEE: SMITH JEDEDIAH W						
1635/1507	6/15/2009	QC	U	I	30	100
GRANTOR: FELTON FAMILY LIMITED						
GRANTEE: FGP-MARLEE ROAD LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W76 S30 E30 DCK=[YR=2007] S9 E8 N9 W8$ E46 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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975	

LAND DESCRIPTION

TOTAL OB/XF 2,975

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	0	0006	RM	139.00	322.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS