

LOT 32
IN OR 2632/1335
NASSAU VILLAGE #5 UNR

RAULERSON STEPHANIE M
54513 MARLEE ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299E-0032-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	1	1 100
Bathrooms	1	1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100	1993	1,008	77,287
UCP	240	20	2003	48	3,680
UOP	120	20	2003	24	1,840
UST	240	45	2003	108	8,280

TOTALS	1,608			1,188	91,088
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0940	SHEDS/PORT	0	100	24	16	384.00	SF	20.10
2	0812	CONCRETE C	0	100	0	0	3,122.00	SF	4.00
3	0681	POLE SHED	0	100	24	12	288.00	SF	15.00
4	1242	WD DECK A	0	100	0	0	200.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	RM	156.00	354.00	1.00

REVIEW DATE	02/10/2022	BY	KBA
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,188	98.3000	98.30	116,780	1975	1980	0	0	0	22.00	78.00	
1 SINGLE FAM - 100% - 2024 Heated Area: 1008 HX Base Yr 2024													
54513 MARLEE RD, CALLAHAN													

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

TOTAL OB/XF													
6,594													

Total Acres:	0.00	Total Land Value:	50,000	Market:	0	Agricultural:	0	Common:	50,000
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1 6									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					91,088				
TOTAL MARKET OB/XF VALUE					6,594				
TOTAL LAND VALUE - MARKET					50,000				
TOTAL MARKET VALUE					147,682				
SOH/AGL Deduction					4,619				
ASSESSED VALUE					143,063				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					92,341				
TOTAL JUST VALUE					147,682				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					139,031				

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2632/1335	3/26/2023	QC	U	I	11	100			
GRANTOR: RAULERSON CLAUDE WALL									
GRANTEE: RAULERSON STEPHANIE									
1171/1923	9/16/2003	WD	Q	I		60,000			
GRANTOR: ANDERSON JOHN E JR									
GRANTEE: RAULERSON CLAUDE WA									

BUILDING NOTES									

BUILDING DIMENSIONS									
UCP=[YR=2003] W24 S10 UST=[YR=2003] S10 BAS=[YR=1993] W12 S28 E14 UOP=[YR=2003] S6 E20 N6 W20\$ E22 N28 W24\$ E24 N10 W24\$ E24 N10\$.									