LOT 33 R107379
IN OR 724 PG 990
NASSAU VILLAGE # 5 UNR

GARRISON WANDA STAR
54501 MARLEE ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299E-0033-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 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	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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

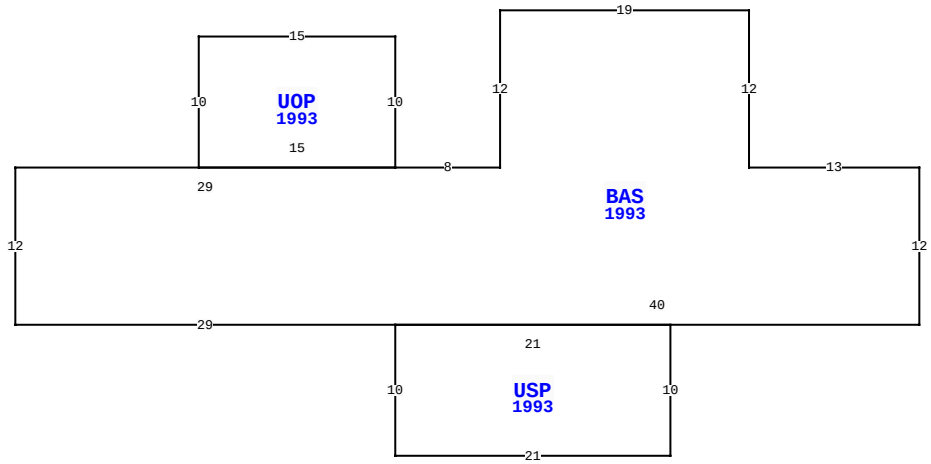
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	1993	1,056	25,243
UOP	150	25	1993	38	908
USP	210	50	1993	105	2,510
TOTALS	1,416			1,199	28,661

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,199	99.6000	79.68	95,536	1972	1985	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1996 Heated Area: 1056 HX Base Yr 1996



54501 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		28,661
TOTAL MARKET OB/XF VALUE		4,944
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		83,605
SOH/AGL Deduction		45,048
ASSESSED VALUE		38,557
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		13,557
TOTAL JUST VALUE		83,605
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,313

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E12779	CHNGE SRVC	0	05/01/2004
M7829	H/AC	0	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0724/0990	2/27/1995	WD	Q	I		31,300
GRANTOR: SAPPENFIELD JAMIE						
GRANTEE: GARRISON WANDA STAR						
0629/1048	6/26/1991	QC	Q	I	01	100
GRANTOR: SAPPENFIELD ROY A						
GRANTEE: SAPPENFIELD JAMIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 N12 W19 S12 W8 UOP=[YR=1993] N10 W15 S10 E15$ W29 S12 E29 USP=[YR=1993] S10 E21 N10 W21$ E40 N12$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1986	1986	3	58	1,160	
2	0810	CONCRETE A	0	100	0	0	380.00	SF	6.50	6.50	100	1980	1980	3	30	741	
3	0940	SHEDS/PORT	0	100	12	16	192.00	SF	21.30	21.30	100	1996	1996	3	20	818	
4	0681	POLE SHED	0	100	16	12	192.00	SF	15.00	15.00	100	2000	2000	3	27	778	
5	0940	SHEDS/PORT	0	100	16	10	160.00	SF	20.10	20.10	100	2011	2011	3	45	1,447	

LAND DESCRIPTION

TOTAL OB/XF 4,944

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	130.00	373.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 02/10/2022 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS