LOT 35
R236010 & R236011
IN OR 1842/254

BARRY RUBY BETSY
54463 MARLEE ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299E-0035-0000

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 90
Interior Floo	08	SHT VINYL 10
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
Quality	03	Quality Level 03

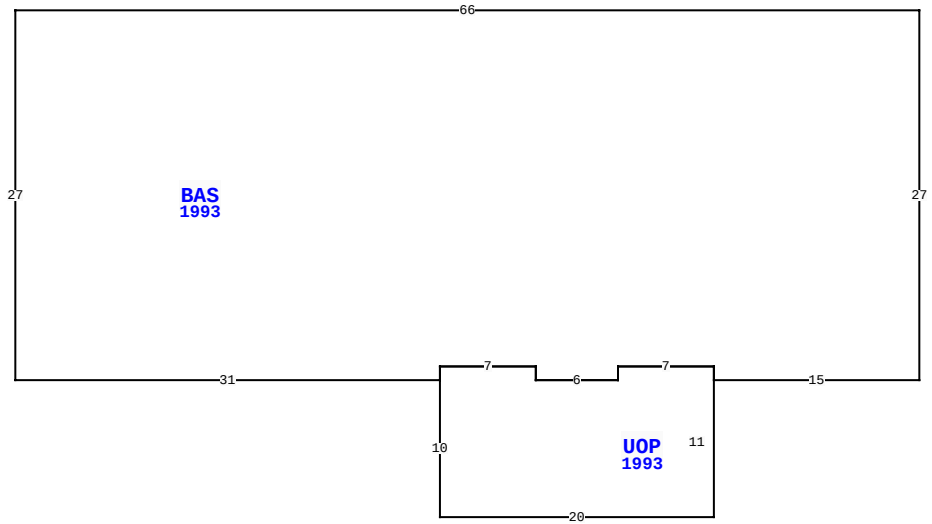
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,768	100	1993	1,768	49,900
UOP	214	25	1993	54	1,524
TOTALS	1,982			1,822	51,424

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,822	117.6000	94.08	171,414	1986	1986	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2014 Heated Area: 1768 HX Base Yr 2014



54463 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		51,424
TOTAL MARKET OB/XF VALUE		5,296
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		106,720
SOH/AGL Deduction		57,810
ASSESSED VALUE		48,910
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		23,910
TOTAL JUST VALUE		106,720
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		95,292

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1842/0254	2/19/2013	QC	U	I	11	100
GRANTOR: BRADEN LESTER S JR &						
GRANTEE: BARRY RUBY BETSY						
0740/1310	10/03/1995	WD	Q	I		59,900
GRANTOR: GUESS DALE A						
GRANTEE: BRADEN LESTER S JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W66 S27 E31 UOP=[YR=1993] S10 E20 N11 W7 S1 W6 N1 W7 S1$ N1 E7 S1 E6 N1 E7 S1 E15 N27$.

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	1242	WD DECK A	0	100	8	16	128.00	SF	10.00	10.00	100	1986	1986	3	20	256	
2	0510	GARAGE WD-	0	100	24	30	720.00	SF	35.00	35.00	100	1986	1986	3	20	5,040	

LAND DESCRIPTION

TOTAL OB/XF 5,296

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	127.00	374.00	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