LOT 37
IN OR 2729/1159
NASSAU VILLAGE 5 UNR

PARKER RUBY L REVOCABLE LIVING TRUST/PARKER RUBY L
54441 MARLEE ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299E-0037-0000

NASSAU COUNTY PROPERTY

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	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

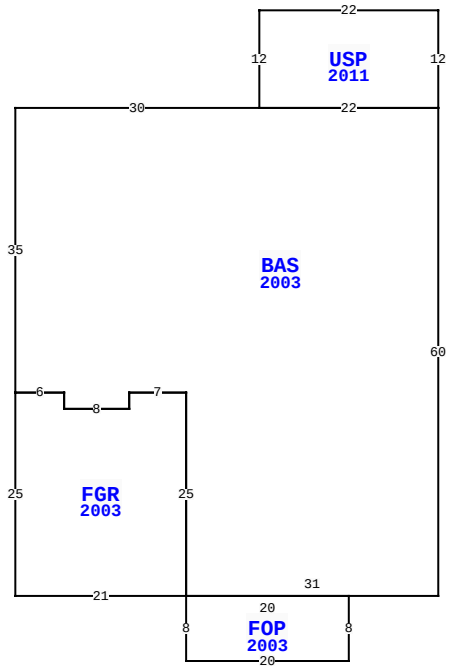
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,611	100	2003	2,611	280,655
FGR	509	55	2003	280	30,097
FOP	160	30	2003	48	5,160
USP	264	30	2011	79	8,492
TOTALS	3,544			3,018	324,403

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,018	90.9880	120.10	362,462	2003	2003	0	0	0	10.50	89.50

2 SNGL FAM – 100% - 2004 Heated Area: 2611 HX Base Yr 2004



54441 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		324,403
TOTAL MARKET OB/XF VALUE		13,222
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		387,625
SOH/AGL Deduction		212,272
ASSESSED VALUE		175,353
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		119,631
TOTAL JUST VALUE		387,625
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		367,751

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21011369	REPAIR/RRF	24,000	08/27/2021
B10635	NEW CONSTR	185,812	01/15/2003
R4709	REPAIR/RRF	0	01/15/2003
3883	H/AC	1,300	07/30/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2729/1159	8/02/2024	QC	U	I	11	100
GRANTOR: PARKER RUBY L						
GRANTEE: PARKER RUBY L REVOC						
2657/1958	8/01/2023	LE	U	I	11	100
GRANTOR: PARKER RUBY L						
GRANTEE: GUNTER KELLY K						

BUILDING NOTES

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	0940	SHEDS/PORT	0	100	13	12	216.00	SF	30.00	30.00	100	1989	1989	3	20	1,296	
2	0940	SHEDS/PORT	0	100	18	12	216.00	SF	30.00	30.00	100	1992	1992	3	20	1,296	
3	0940	SHEDS/PORT	0	100	12	10	120.00	SF	20.10	20.10	100	1990	1990	3	20	482	
4	0681	POLE SHED	0	100	0	0	400.00	SF	15.00	15.00	100	1990	1990	3	20	1,200	
5	0810	CONCRETE A	0	100	0	0	674.00	SF	6.50	6.50	100	2005	2005	3	84	3,680	
6	0680	POLE SHED	0	100	24	13	312.00	SF	10.00	10.00	100	2005	2005	3	36	1,123	
7	0940	SHEDS/PORT	0	100	24	18	432.00	SF	30.00	30.00	100	2005	2005	3	22	2,851	
8	0351	CARPORT MT	0	100	21	28	588.00	SF	10.00	10.00	100	2005	2005	3	22	1,294	

BUILDING DIMENSIONS

USP=[YR=2011] N12 W22 S12 BAS=[YR=2003] W30 S35
FGR=[YR=2003] S25 E21 N25 W7 S2 W8 N2 W6$ E6 S2 E8 N2 E7 S25
FOP=[YR=2003] S8 E20 N8 W20$ E31 N60 W22$ E22$.

LAND DESCRIPTION

TOTAL OB/XF 13,222

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	125.00	369.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 02/01/2022 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS