

LOT 38
IN OR 980/818
NASSAU VILLAGE 5 UNR

SCHLOTTERBECK KURT E & ANGELA
54425 MARLEE RD
CALLAHAN, FL 32011

2025

37-1N-25-299E-0038-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
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	1,464	100	1993	1,464	171,125
FGR	534	55	1993	294	34,365
FOP	112	30	1993	34	3,974
FSP	168	40	1993	67	7,831
FST	110	55	1993	60	7,013
TOTALS	2,388			1,919	224,308

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0940	SHEDS/PORT	0	100	8	16	128.00	SF	20.10
3	0681	POLE SHED	0	100	10	16	160.00	SF	15.00
4	0811	CONCRETE B	0	100	0	0	511.00	SF	5.20

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	125.00	367.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,919	117.6000	155.23	297,886	1978	1990	0	0	24.70	75.30
1 SNGL FAM - 100% - 2002 Heated Area: 1464 HX Base Yr 2002											

54425 MARLEE RD, CALLAHAN									
BLD DATE					LGL DATE				
XF DATE					LAND DATE				
INC DATE					AG DATE				
					03/31/2025 MLU				

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		224,308	
TOTAL MARKET OB/XF VALUE		3,332	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		277,640	
SOH/AGL Deduction		169,160	
ASSESSED VALUE		108,480	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		57,758	
TOTAL JUST VALUE		277,640	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		262,455	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0980/0818	4/09/2001	WD	Q	I		111,700	
GRANTOR: STONECIPHER JOSEPH S							
GRANTEE: SCHLOTTERBECK KURT							
0263/0398	4/01/1978	WD	U	V		5,700	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W50 S36 E22 N8 FOP=[YR=1993] E28 FGR=[YR=1993] E23 N28 W12 FST=[YR=1993] W11 S10 E11N10\$ S10 W11 S18 \$ N4 W28S4\$ N4 E28 N24\$ FSP=[YR=1993] E4 N8 W21 S8 E17 \$.									