LOT 39
IN OR 1860/305
R497982 & R497983

LOVE JOSEPH R & KRISTEN
54417 MARLEE ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299E-0039-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
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
Quality	03	Quality Level 03

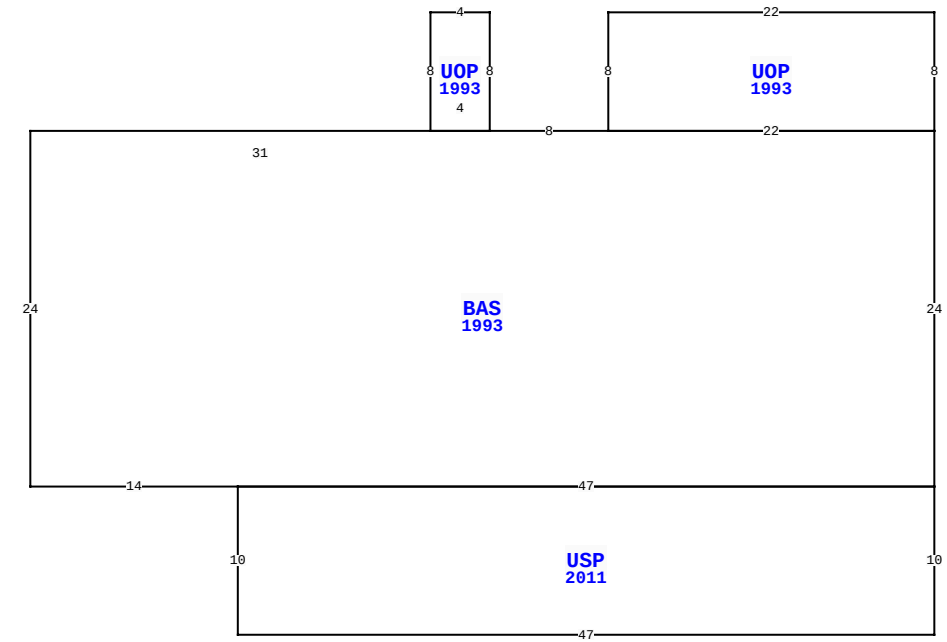
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,464	100	1993	1,464	35,558
UOP	32	25	1993	8	194
UOP	176	25	1993	44	1,069
USP	470	50	2011	235	5,708
TOTALS	2,142			1,751	42,528

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,751	101.2000	80.96	141,761	1972	1977	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2021 Heated Area: 1464 HX Base Yr 2021



54417 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		42,528
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		92,528
SOH/AGL Deduction		27,236
ASSESSED VALUE		65,292
TOTAL EXEMPTION VALUE	HX HB	40,292
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		92,528
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		82,212

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B941173	ADDITION	3,400	10/01/1994
6035	ADDITION	3,000	10/05/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1860/0305	6/05/2013	QC	U	I	11	100
GRANTOR: LOVE CAROL & VELMA AC						
GRANTEE: LOVE JOSEPH R & KRI						
0359/0065	5/01/1982	WD	U	V		3,200
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W22 S8 BAS=[YR=1993] W8 UOP=[YR=1993] N8 W4 S8 E4$ W31 S24 E14 USP=[YR=2011] S10 E47 N10 W47$ E47 N24 W22$ E22 N8$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	367.00	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