TRACT 12
IN OR 2589/743
LEE STONER SHORES 1 UNR

SCOTT JUSTIN TYLER
54027 MARLEE ROAD
CALLAHAN, FL 32011

2026

37-1N-25-296A-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
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
Occupancy	00	NONE 100
Quality	01	Quality Level 01

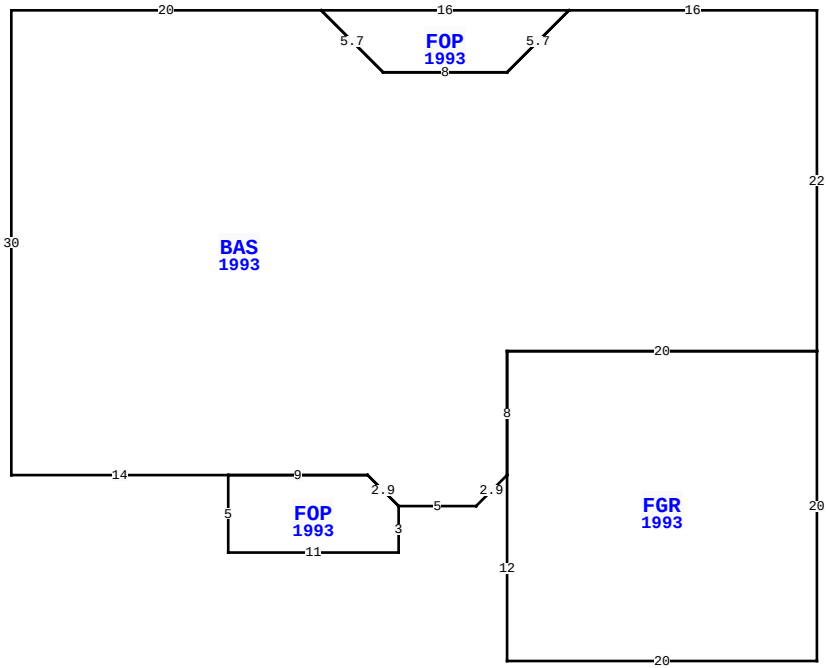
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,366	100	1993	1,366	185,156
FGR	400	55	1993	220	29,820
FOP	48	30	1993	14	1,898
FOP	53	30	1993	16	2,169
TOTALS	1,867			1,616	219,043

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,616	111.4452	154.91	250,335	1991	2000	0	0	0	12.50	87.50

1 SNGL FAM 0% - 2023 Heated Area: 1366 HX Base Yr



54027 MARLEE RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	219,043
TOTAL MARKET OB/XF VALUE	1,998
TOTAL LAND VALUE - MARKET	51,000
TOTAL MARKET VALUE	272,041
SOH/AGL Deduction	0
ASSESSED VALUE	272,041
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	272,041
TOTAL JUST VALUE	272,041
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	277,536

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B12435	XFOB	10,000	03/01/2004
6892	NEW CONSTR	55,950	12/11/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2589/0743	9/02/2022	WD	Q	I	01	317,000
GRANTOR: ROZIER SHAYANNE K F/K						
GRANTEE: SCOTT JUSTIN TYLER						
2153/1504	10/13/2017	WD	Q	I	01	175,000
GRANTOR: MCINTYRE CHERYL Y & J						
GRANTEE: TODD SHYANNE 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	1242	WD DECK A	0	0	18	18	324.00	SF	10.00	10.00	100	1995	1995	3	20	648	
2	0525	GAZEBO	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2001	2001	3	27	1,350	

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W16 D4L4 W8 U4L4 W20 S30 E14 E9 D2R2 E5 U2R2 N8 E20 N22 $
FGR=[YR=1993;ORIG=-20,30] S12 E20 N20 W20 S8 $
FOP=[YR=1993;ORIG=-16,0] W16 D4R4 E8 U4R4 $
FOP=[YR=1993;ORIG=-38,30] S5 E11 N3 U2L2 W9 $
.

LAND DESCRIPTION

TOTAL OB/XF 1,998

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	0		RM	150.00	225.00	1.00	LT		1.00	1.00	1.00	51,000.00	51,000.00	51,000							

REVIEW DATE 01/06/2023 BY KWX Total Acres: 0.00 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 07/09/2026 BY SYS