

TRACT 14
IN OR 342 PG 609
LEE STONER SHORES 1 UNR

BOATRIGHT TONYA A
54057 MARLEE ROAD
CALLAHAN, FL 32011

2026

37-1N-25-296A-0014-0000



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	09	PINE WOOD 50
Interior Floo	11	CLAY TILE 50
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
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	1,438	100	1993	1,438	155,782
DCK	200	10	2009	20	2,167
FOP	18	30	1993	5	541
UOP	280	20	2009	56	6,066
TOTALS	1,936			1,519	164,557

EXTRA FEATURES					
----------------	--	--	--	--	--

L N	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	0	0	128.00	SF	20.10	20.10	100	1980	1980	3	20	515	
4	0351	CARPORT MT	0	100	16	36	576.00	SF	5.90	5.90	100	1995	1995	3	20	680	
5	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	1995	1995	3	20	480	
6	0940	SHEDS/PORT	0	100	24	8	192.00	SF	30.00	30.00	100	1995	1995	3	20	1,152	

LAND DESCRIPTION																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	100		RM	150.00	258.00	1.00	LT		1.00	1.00	1.00	51,000.00	51,000.00	51,000

REVIEW DATE	01/06/2023	BY	KWX
-------------	------------	----	-----

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,519	121.3800	127.45	193,597	1982	1995		0	0	0 15.00	85.00	
1 SINGLE FAM 100% - 0													
Heated Area: 1438													
HX Base Yr 1979													
54057 MARLEE RD, CALLAHAN													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
05/07/2026 MLU													

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 2									
6									

VALUATION BY		STANDARD
Tax Group: 6		Tax Dist:
BUILDING MARKET VALUE		179,499
TOTAL MARKET OB/XF VALUE		2,827
TOTAL LAND VALUE - MARKET		51,000
TOTAL MARKET VALUE		233,326
SOH/AGL Deduction		116,881
ASSESSED VALUE		116,445
TOTAL EXEMPTION VALUE		56,411
BASE TAXABLE VALUE		60,034
TOTAL JUST VALUE		233,326
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		231,999

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17008215	REPAIR/RRF	5,250	12/01/2017
R0912113	REPAIR/RRF	2,000	10/01/2009

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0342/0609	8/01/1981	WD	U	I		100	
GRANTOR:							
GRANTEE:							
0227/0388	10/28/1976	WD	Q	V		6,500	
GRANTOR: WESTRICH PAUL V & DEL							
GRANTEE: BOATRIGHT WALTER JU							

BUILDING NOTES																	
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS																	
BAS=[YR=1993] W8 UOP=[YR=2009] N14 DCK=[YR=2009] N10 W20 S10 E20\$ W20 S14 E20\$ W48 S26 E34 FOP=[YR=1993] E6 N3 W6 S3\$ N3 E6 S3 E16 N26\$.																	

Total Acres: 0.00	Total Land Value: 51,000	Market: 0	Agricultural: 0	Common: 51,000	PRINTED 07/09/2026 BY SYS
-------------------	--------------------------	-----------	-----------------	----------------	---------------------------

BOATRIGHT TONYA A
54057 MARLEE ROAD
CALLAHAN, FL 32011

37-1N-25-296A-0014-0000

[illegible]