

COFIELD JERRY E & REBECCA H
54101 MARLEE ROAD
CALLAHAN, FL 32011

37-1N-25-296A-0017-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																																																																																																																																																																																																																																																							
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 3																																																																																																																																																																																																																																																																																							
ELEMENT		CD		20		FACE BRICK 100		0900		01		2,186		109.2994		151.93		332,119		2003		2003		0		0		16.50		83.50																																																																																																																																																																																																																																																																													
Exterior Wall		03		GABLE/HIP 100		1		SNGL FAM		100%		- 2003		Heated Area: 1775		HX Base Yr 2003		VALUATION BY		Tax Group: 6		Tax Dist:		STANDARD		BUILDING MARKET VALUE		390,273																																																																																																																																																																																																																																																																															
Roof Cover		03		COMP SHNGL 100		TOTAL MARKET OB/XF VALUE		0		TOTAL LAND VALUE - MARKET		76,500		TOTAL MARKET VALUE		466,773		SOH/AGL Deduction		189,102		ASSESSED VALUE		277,671		TOTAL EXEMPTION VALUE		HX HB		51,411																																																																																																																																																																																																																																																																													
Interior Wall		05		DRYWALL 100		BASE TAXABLE VALUE		226,260		TOTAL JUST VALUE		466,773		NCON VALUE		33,245		INCOME VALUE		PREVIOUS YEAR MKT VALUE		424,400		BLDG #2 (FGR CONVERTED TO SFR) IS BEHIND BRICK SFR																																																																																																																																																																																																																																																																																			
Interior Floo		12		HARDWOOD 70																																																																																																																																																																																																																																																																																																							
Interior Floo		11		CLAY TILE 30																																																																																																																																																																																																																																																																																																							
Air Condition		03		CENTRAL 100																																																																																																																																																																																																																																																																																																							
Heating Type		04		AIR DUCTED 100																																																																																																																																																																																																																																																																																																							
Bedrooms				3 100																																																																																																																																																																																																																																																																																																							
Bathrooms				2.5 100																																																																																																																																																																																																																																																																																																							
Frame		02		WOOD FRAME 100																																																																																																																																																																																																																																																																																																							
Stories		1.		1. 100																																																																																																																																																																																																																																																																																																							
Units		00		0 100																																																																																																																																																																																																																																																																																																							
Occupancy		00		NONE 100																																																																																																																																																																																																																																																																																																							
Quality		02		Quality Level 02																																																																																																																																																																																																																																																																																																							
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		1,775		100		2003		1,775		225,179																																																																																																																																																																																																																																																																																																	
FGR		543		55		2003		299		37,932																																																																																																																																																																																																																																																																																																	
FOP		150		30		2003		45		5,709																																																																																																																																																																																																																																																																																																	
FOP		222		30		2003		67		8,499																																																																																																																																																																																																																																																																																																	
TOTALS		2,690						2,186		277,319																																																																																																																																																																																																																																																																																																	
EXTRA FEATURES		54101 MARLEE RD, CALLAHAN																																																																																																																																																																																																																																																																																																									
BLD DATE		XF DATE		INC DATE																																																																																																																																																																																																																																																																																																							
LGL DATE		LAND DATE		AG DATE																																																																																																																																																																																																																																																																																																							
05/07/2026		MLU																																																																																																																																																																																																																																																																																																									
BUILDING NOTES																																																																																																																																																																																																																																																																																																											
BUILDING DIMENSIONS																																																																																																																																																																																																																																																																																																											
BAS=[YR=2003] W23 S11 FOP=[YR=2003] W31 S6 E14 N2 E8 S2 E3 N2 E2N2 E4 N2\$ S2W4 S2 W2 S2 W3 N2 W8 S2 W26 S32 FOP=[YR=2003] S6 E37 N6 W37\$ E37 N10 E6 FGR=[YR=2003] S3 E23 N24 W20 S3 W3 S18\$ N18 E3 N3 E20 N18\$.																																																																																																																																																																																																																																																																																																											
LAND DESCRIPTION		TOTAL OB/XF		0																																																																																																																																																																																																																																																																																																							
L N		USE CODE		CLS		LAND USE DESCRIPTION		CAP		R D		LOC ZONE		FRONT		DEPTH		TOT LND UTS		UNIT TYPE		D T		DPHT 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		225.00		299.00		1.50		LT						1.00		1.00		1.00		51,000.00		51,000.00		76,500																																																																																																																																																																																																																																																																									
REVIEW DATE		12/10/2025		BY		TW		Total Acres: 0.00		Total Land Value: 76,500		Market: 0		Agricultural: 0		Common: 76,500		PRINTED 07/09/2026 BY SYS																																																																																																																																																																																																																																																																																									

TRACT 17 & N1/2 OF TRACT 16
IN OR 1130/1634
LEE STONER SHORES 1 UNR

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CALLAHAN, FL 32011

2026

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BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	30	VINYL 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 90			
Interior Floor	08	SHT VINYL 10			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		1 100			
Bathrooms		1 100			
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	720	100	1997	720	79,709
TOTALS	720			720	79,709

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	720	118.8000	124.74	89,813	1997	2002	0	0	0 11.25	88.75
2 SINGLE FAM 0% - 2003 Heated Area: 720 HX Base Yr 2003											
24 BAS 1997 24											

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