TRACT 19
IN OR 2250/1758
LEE STONER SHORES 1 UNR

COFIELD JERRY E/HAWKINS REBECCA
54101 MARLEE RD
CALLAHAN, FL 32011

**2026**

**37-1N-25-296A-0019-0000**

## BUILDING CHARACTERISTICS

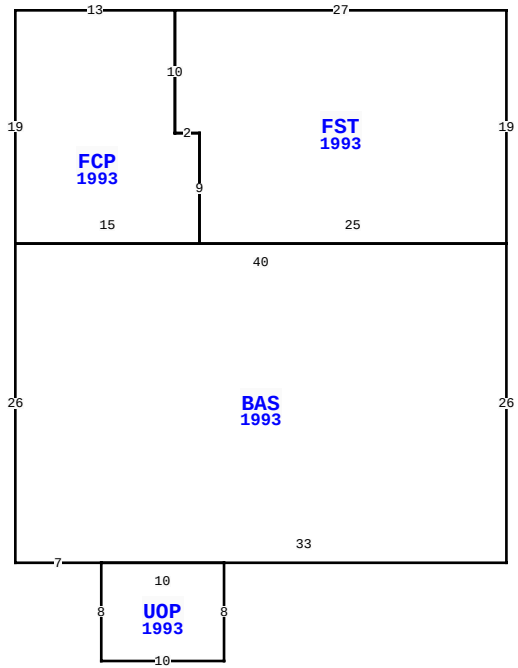
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| Frame | 03 | MASONRY 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 | 1,040 | 100 | 1993 | 1,040 | 80,349 |
| FCP | 265 | 25 | 1993 | 66 | 5,099 |
| FST | 495 | 55 | 1993 | 272 | 21,014 |
| UOP | 80 | 20 | 1993 | 16 | 1,236 |
| TOTALS | 1,880 | | | 1,394 | 107,699 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,394 | 104.0000 | 109.20 | 152,225 | 1965 | 1970 | 0 | 0 | 0 | 29.25 | 70.75 |

1 SINGLE FAM 0% - 0 Heated Area: 1040 HX Base Yr




54129 MARLEE RD, CALLAHAN

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

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 107,699 |
| TOTAL MARKET OB/XF VALUE | 500 |
| TOTAL LAND VALUE - MARKET | 51,000 |
| TOTAL MARKET VALUE | 159,199 |
| SOH/AGL Deduction | 10,457 |
| ASSESSED VALUE | 148,742 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 148,742 |
| TOTAL JUST VALUE | 159,199 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 154,178 |

MISC STRG/PL SHED = NV: 10/23KW

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B2307742 | FOUNDATION REPAIR | 21,650 | 06/15/2023 |
| 3241 | CHNGE SRVC | 3,150 | 12/28/1989 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2250/1758 | 1/25/2019 | QC | U | I | 11 | 100 |
| GRANTOR: COFIELD CHRISTINE H | | | | | | |
| GRANTEE: COFIELD JERRY E & R | | | | | | |
| 1109/0290 | 1/23/2003 | QC | U | I | 18 | 100 |
| GRANTOR: WANNAMAKER AUDREY L/E | | | | | | |
| GRANTEE: COFIELD CHRISTINE H | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FST=[YR=1993] W27 FCP=[YR=1993] W13 S19 BAS=[YR=1993] S26 E7 UOP=[YR=1993] S8 E10 N8 W10$ E33 N26W40$ E15 N9 W2 N10$ S10 E2 S9 E25 N19$.

## 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 | 0504 | FP-ELECTRI | 0 | 0 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 1965 | 1965 | 3 | 25 | 500 | |

## LAND DESCRIPTION

TOTAL OB/XF 500

| 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 | 300.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 51,000.00 | 51,000.00 | 51,000 | | | | | | | |

REVIEW DATE 08/01/2023 BY KWX Total Acres: 0.00 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 07/09/2026 BY SYS