

TRACT 27
IN OR 2561/488
LEE STONER SHORES 1 UNR

DEESE NIKKI
54024 MARLEE RD
CALLAHAN, FL 32011

2026

37-1N-25-296A-0027-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 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	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

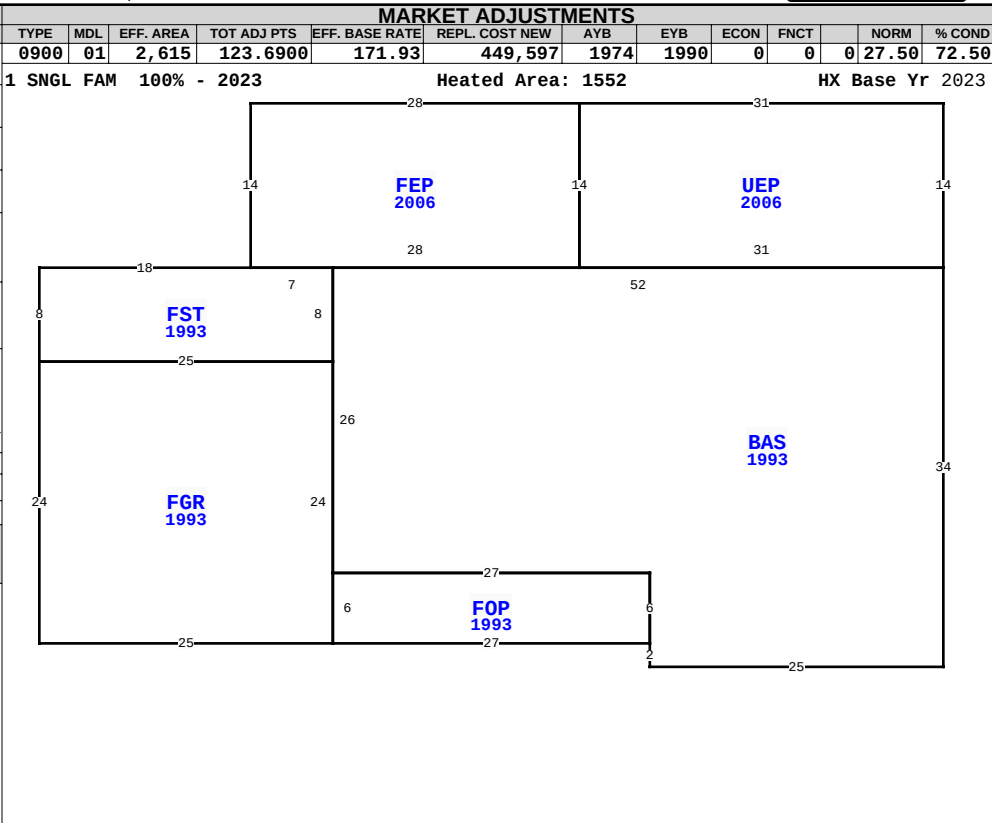
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,552	100	1993	1,552	193,455
FEP	392	80	2006	314	39,140
FGR	600	55	1993	330	41,134
FOP	162	30	1993	49	6,108
FST	200	55	1993	110	13,711
UEP	434	60	2006	260	32,409

TOTALS	3,340			2,615	325,958
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0510	GARAGE WD-	0 100	16	20	320.00	SF	35.00	
3	0681	POLE SHED	0 100	10	11	110.00	SF	15.00	
5	0351	CARPORT MT	0 100	20	20	400.00	SF	10.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	RM	150.00	255.00	1.00

REVIEW DATE 01/06/2023 BY KWA



54024 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					375,600				
TOTAL MARKET OB/XF VALUE					4,840				
TOTAL LAND VALUE - MARKET					51,000				
TOTAL MARKET VALUE					431,440				
SOH/AGL Deduction					40,293				
ASSESSED VALUE					391,147				
TOTAL EXEMPTION VALUE					HX HB 51,411				
BASE TAXABLE VALUE					339,736				
TOTAL JUST VALUE					431,440				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					423,460				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
018324	GARAGE	33,324	08/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2561/0488	5/05/2022	WD	Q	I	01	365,000	
GRANTOR: ALLEN JAMES R & JOY A							
GRANTEE: DEESE NIKKI							
1740/1977	6/01/2011	WD	U	I	30	100	
GRANTOR: ALLEN JAMES R							
GRANTEE: ALLEN JAMES R & JOY							

BUILDING NOTES									
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BUILDING DIMENSIONS									
UEP=[YR=2006] W31 FEP=[YR=2006] W28 S14 FST=[YR=1993] W18 S8 FGR=[YR=1993] S24 E25 FOP=[YR=1993] E27 BAS=[YR=1993] S2 E25 N34 W52 S26 S6\$ N6 W27S6\$ N24 W25\$ E25 N8 W7\$ E28 N14\$ S14 E31 N14\$.									

TOTAL OB/XF									
4,840									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	RM	150.00	255.00	1.00

Total Acres: 0.00 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000

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