

LOTS 7 & 6
IN OR 178/431 & OR 324/24
NASSAU VILLAGE 1 UNR

BURNS TOMMY D L/E/
54174 MARLEE ROAD
CALLAHAN, FL 32011

2026

37-1N-25-299A-0007-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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
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
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NEIGHBORHOOD/LOC	8026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,476	100	1993	1,476	162,917
FGR	418	55	1993	230	25,386
FST	126	55	1993	69	7,616
UOP	120	20	1993	24	2,649
UOP	200	20	1993	40	4,415

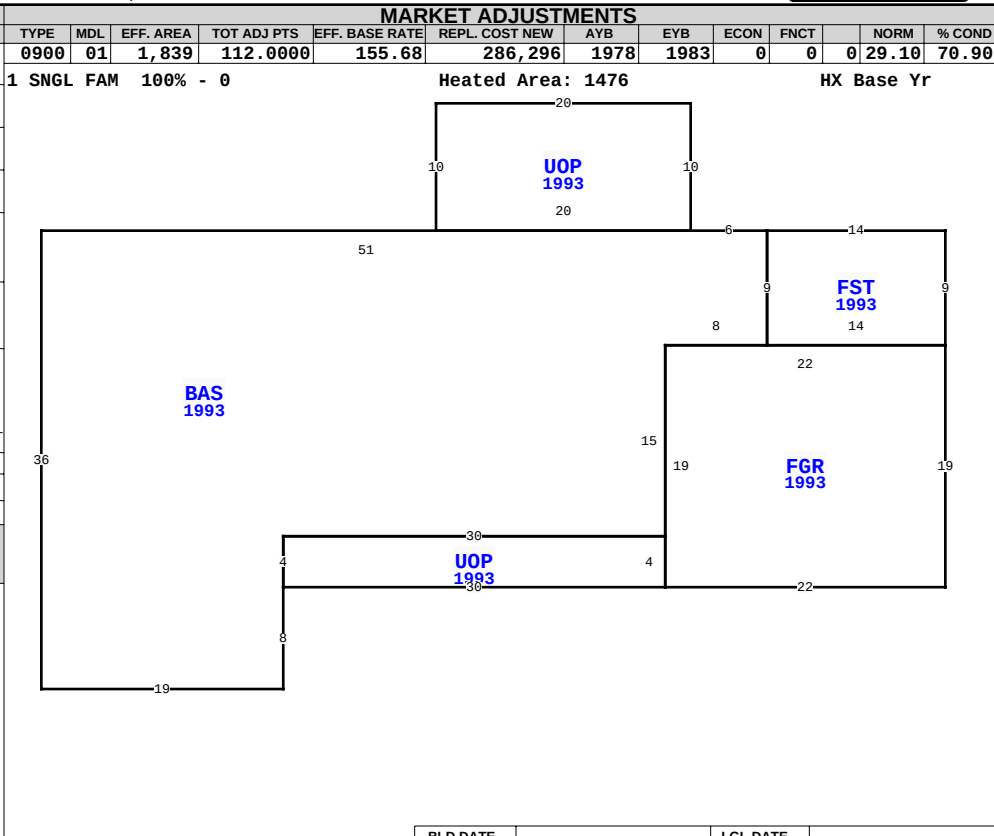
TOTALS	2,340			1,839	202,984
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EXTRA FEATURES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1978	1978	3	38	1,330	
3	0510	GARAGE WD-	0	100	23	12	276.00	SF	35.00	35.00	100	1985	1985	3	20	1,932	
4	0681	POLE SHED	0	100	23	8	184.00	SF	15.00	15.00	100	1985	1985	3	20	552	
5	0681	POLE SHED	0	100	23	8	184.00	SF	15.00	15.00	100	1985	1985	3	20	552	

LAND DESCRIPTION

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		RM	118.00	350.00	1.00	LT		1.00	1.00	0.85	51,000.00	43,350.00	43,350							
2	000100	C	RES	100		RM	126.00	348.00	1.00	LT		1.00	1.00	0.85	51,000.00	43,350.00	43,350							



54174 MARLEE RD, CALLAHAN

TOTAL OB/XF 4,366

NASSAU COUNTY PROPERTY PAGE 1 of 1 6

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		202,984
TOTAL MARKET OB/XF VALUE		4,366
TOTAL LAND VALUE - MARKET		86,700
TOTAL MARKET VALUE		294,050
SOH/AGL Deduction		168,816
ASSESSED VALUE		125,234
TOTAL EXEMPTION VALUE	WX HX HB	56,411
BASE TAXABLE VALUE		68,823
TOTAL JUST VALUE		294,050
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		284,548

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E2210793	CHNGE SRVC	0	11/01/2022
3417	H/AC	3,000	06/04/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2700/1089	3/18/2024	LE	U	I	11	100

GRANTOR: BURNS TOMMY DALE
GRANTEE: BURNS TOMMY DALE TR
0178/0431 8/22/1974 WD U V 2,900
GRANTOR: NASSAU VILLAGE INC
GRANTEE: BURNS TOMMY DALE &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W6 UOP=[YR=1993] N10 W20 S10 E20\$ W51 S36 E19
N8 UOP=[YR=1993] E30 FGR=[YR=1993] E22 N19 FST=[YR=1993] N9
W14 S9E14\$ W22S19\$ N4 W30S4\$ N4 E30 N15 E8 N9\$.