NW1/2 OF LOT 13
IN OR 844/1208 R673365
NASSAU VILLAGE #3 UNR

BLALOCK WAYNE/BLALOCK LEROY & NEVA JUNE
54313 MARLEE ROAD
CALLAHAN, FL 32011

2026

37-1N-25-299C-0013-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

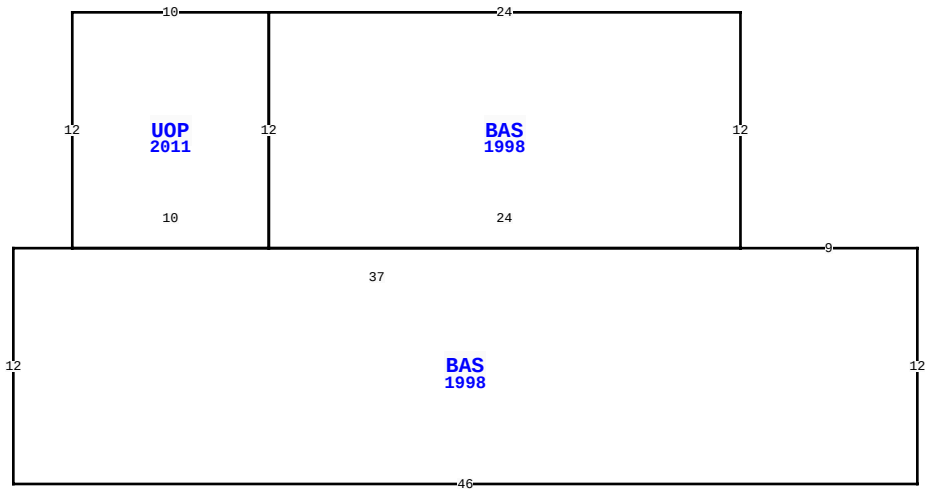
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	01	FLAT 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
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	288	100	1998	288	8,651
BAS	552	100	1998	552	16,582
UOP	120	25	2011	30	901
TOTALS	960			870	26,134

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	870	117.8000	100.13	87,113	1971	1975	0	0	0	70.00	30.00

1 M/H 93- 100% - 1999 Heated Area: 840 HX Base Yr 1999



54313 MARLEE RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		26,134
TOTAL MARKET OB/XF VALUE		326
TOTAL LAND VALUE - MARKET		51,000
TOTAL MARKET VALUE		77,460
SOH/AGL Deduction		45,111
ASSESSED VALUE		32,349
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		7,349
TOTAL JUST VALUE		77,460
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		74,923

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH98	MH MOVE-ON	0	06/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0844/1208	8/12/1998	WD	Q	V	01	1,110

GRANTOR: BLALOCK LEROY & NEVA

GRANTEE: BLALOCK WAYNE (ROS)

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W9 BAS=[YR=1998] N12 W24 UOP=[YR=2011] W10 S12 E10 N12$ S12 E24$ W37 S12 E46 N12$.

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	0350	CARPORT WD	0	100	19	10	190.00	SF	8.58	8.58	100	1998	1998	3	20	326	

LAND DESCRIPTION

TOTAL OB/XF 326

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	100	0006	RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	51,000.00	51,000.00	51,000							

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