

LOT 20
IN OR 1969/417
NASSAU VILLAGE 3 UNR

CONTI SHIRLYN
54354 MARLEE ROAD
CALLAHAN, FL 32011

2026

37-1N-25-299C-0020-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
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. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality 06 Quality Level 06

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	1,400	100	1993	1,400	158,521
FEP	160	80	1993	128	14,493
UDG	1,032	55	1993	568	64,314

TOTALS 2,592 2,096 237,328

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
2	0940	SHEDS/PORT	0	0	10	8		80.00	SF 21.30	100	1995	1995	3	20	341	
4	1242	WD DECK A	0	0	16	12		192.00	SF 10.00	100	1995	1995	3	20	384	
5	0351	CARPORT MT	0	0	18	30		540.00	SF 10.00	100	2012	2012	3	45	2,430	

LAND DESCRIPTION

N	CODE	CLS	DESCRIPTION	CAP	D
1	000100	C	RES	0	000
RETURN DATE: 01/01/2020 BY: 00					

REVIEW DATE 01/01/2023 BY CD

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,096	126.5000	132.82	278,391	1973	1995	0	0	0	14.75	85.25

1 SINGLE FAM 0% - 0 Heated Area: 1400 HX Base Yr

The diagram shows a property layout with three distinct areas. The main area is a large rectangle labeled 'BAS 1993' with dimensions 50 (top), 28 (left), 28 (right), and 24 (bottom). Attached to the bottom center of this area is a smaller rectangle labeled 'FEP 1993' with dimensions 16 (top), 10 (left), 10 (right), and 16 (bottom). To the right of the main area is another large rectangle labeled 'UDG 1993' with dimensions 24 (top), 35 (left), 32 (bottom), and 24 (right). A small vertical segment of 11 is shown on the top right of the UDG area, and a horizontal segment of 8 is shown on the top right of the UDG area.

54354 MARLEE RD, CALLAHAN

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

TOTAL OB/XF													3,155											
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NASSAU COUNTY PROPERTY PAGE 1 of 1 6

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		237,328
TOTAL MARKET OB/XF VALUE		3,155
TOTAL LAND VALUE - MARKET		51,000
TOTAL MARKET VALUE		291,483
SOH/AGL Deduction		45,204
ASSESSED VALUE		246,279
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		246,279
TOTAL JUST VALUE		291,483
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		284,552

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1217695	H/AC	0	10/01/2012
B25494	ADDITION	10,438	01/01/2012
B12687	FOUNDATION	690	04/01/2004
7501	REMODEL	2,000	09/03/1991
6908	ADDITION	4,488	12/28/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1969/0417	2/26/2015	WD	Q	I	01	149,900
GRANTOR: VAN FOSSEN TERRY L &						
GRANTEE: CONTI JOSEPH & SHIR						
0522/0307	7/13/1987	WD	Q	I		60,000
GRANTOR: JENKINS JOHN & LINDA						
GRANTEE: VAN FOSSEN TERRY &						

BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=1993] W50 S28 E24 FEP=[YR=1993] S10 E16 N10 W16 \$ E26 N28 \$ PTR= E15 UDG=[YR=1993] E24 S11 E8 S24 W32 N35 \$ W15 \$.						

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