LOT 6
IN OR 1221/917
R378110 & R378111

MCKAY MARK J & BARBARA
54404 MARLEE ROAD
CALLAHAN, FL 32011

2026

37-1N-25-299D-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

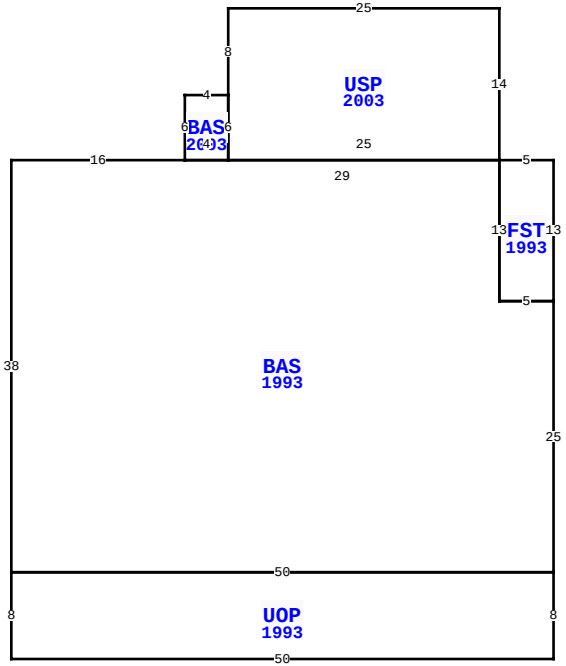
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
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	1,835	100	1993	1,835	57,836
BAS	24	100	2003	24	756
FST	65	65	1993	42	1,324
UOP	400	25	1993	100	3,152
USP	350	50	2003	175	5,516
TOTALS	2,674			2,176	68,583

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,176	123.6000	105.06	228,611	1982	1985	0	0	0	70.00	30.00

1 M/H 93- 100% - 2005 Heated Area: 1859 HX Base Yr 2005



54404 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		68,583
TOTAL MARKET OB/XF VALUE		4,114
TOTAL LAND VALUE - MARKET		51,000
TOTAL MARKET VALUE		123,697
SOH/AGL Deduction		68,154
ASSESSED VALUE		55,543
TOTAL EXEMPTION VALUE	HX HB	30,543
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		123,697
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		121,065

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6267	REPAIR/RRF	1,200	02/05/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1221/0917	4/12/2004	WD	Q	I		95,000
GRANTOR: HALE GRADY MARCUS & R						
GRANTEE: MCKAY MARK J & BARB						
1016/1669	10/31/2001	WD	Q	I	01	20,900
GRANTOR: HALE MARY COLEMAN						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W5 USP=[YR=2003] N14 W25 S8 BAS=[YR=2003] W4 S6 BAS=[YR=1993] W16 S38 UOP=[YR=1993] S8 E50 N8 W50$ E50 N25 W5 N13 W29$ E4 N6$ S6 E25$ S13 E5 N13$.

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	0940	SHEDS/PORT	0	100	21	14	294.00	SF	30.00	30.00	100	1982	1982	3	20	1,764	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	56	1,960	
3	0681	POLE SHED	0	100	13	10	130.00	SF	15.00	15.00	100	1982	1982	3	20	390	

LAND DESCRIPTION

TOTAL OB/XF 4,114

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	141.00	337.00	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