LOT 7
IN OR 1181/1420
NASSAU VILLAGE 4 UNR

HOLMES VELICE M
54420 MARLEE ROAD
CALLAHAN, FL 32011

2026

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

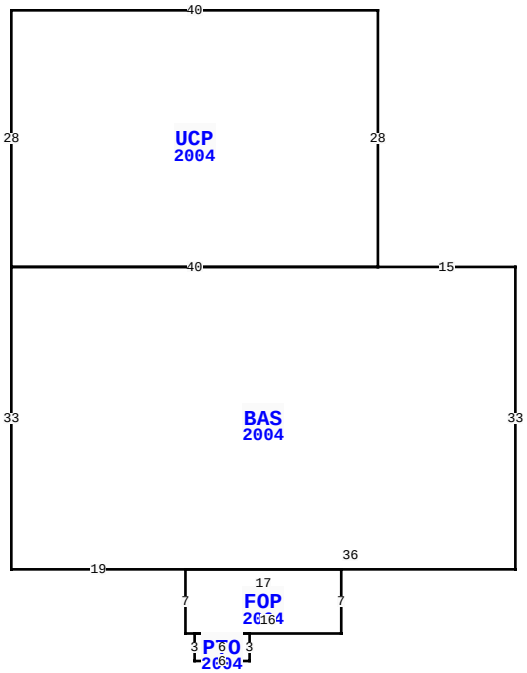
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,815	100	2004	1,815	182,212
FOP	119	30	2004	36	3,614
PTO	18	5	2004	1	100
UCP	1,120	20	2004	224	22,488
TOTALS	3,072			2,076	208,414

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,076	113.4840	119.16	247,376	2004	2004	0	0	0	15.75	84.25

1 SINGLE FAM 100% - 2005 Heated Area: 1815 HX Base Yr 2005



54420 MARLEE RD, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		208,414
TOTAL MARKET OB/XF VALUE		2,004
TOTAL LAND VALUE - MARKET		51,000
TOTAL MARKET VALUE		261,418
SOH/AGL Deduction		108,753
ASSESSED VALUE		152,665
TOTAL EXEMPTION VALUE	WX HX HB	56,411
BASE TAXABLE VALUE		96,254
TOTAL JUST VALUE		261,418
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		269,377

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B12002	NEW CONSTR	118,864	12/01/2003
MH013472	MH MOVE-ON	0	04/01/2001
6676	NEW CONSTR	32,022	08/17/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1181/1420	10/20/2003	TD	Q	I		22,000
GRANTOR: KNOX HOWARD & MARION						
GRANTEE: HOLMES GARY & VELIC						
0907/1092	11/10/1999	QC	Q	I	06	16,200
GRANTOR: THEISS PAUL A & TAMMY						
GRANTEE: KNOX HOWARD & MARIO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W15 UCP=[YR=2004] N28 W40 S28 E40$ W40 S33 E19 FOP=[YR=2004] S7 E1 PTO=[YR=2004] S3 E6 N3 W6$ E16 N7 W17$ E36 N33$.

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
2	0940	SHEDS/PORT	0	100	12	7	84.00	SF	30.00	30.00	100	2004	2004	3	20	504	
3	0940	SHEDS/PORT	0	100	20	10	200.00	SF	19.50	19.50	100	2004	2004	3	20	780	
4	0681	POLE SHED	0	100	20	8	160.00	SF	15.00	15.00	100	2004	2004	3	30	720	

LAND DESCRIPTION

TOTAL OB/XF 2,004

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	309.00	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