

LOT 6
IN OR 1779/1103
NASSAU VILLAGE 5 UNR

KELLEY ROBIN M
54494 MARLEE RD
CALLAHAN, FL 32011

2026

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



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6																
Exterior Wall	05	AVERAGE 100	0100	01	1,406	105.0000	110.25	155,012	1979	1979	0	0	0	18.75	81.25	VALUATION BY STANDARD															
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM 100% - 2006														Heated Area: 1396														
Roof Cover	03	COMP SHNGL 100															HX Base Yr 2006														
Interior Wall	05	DRYWALL 70																													
Interior Wall	04	PLYWOOD 30																													
Interior Floo	14	CARPET 90																													
Interior Floo	08	SHT VINYL 10																													
Air Condition	03	CENTRAL 100																													
Heating Type	04	AIR DUCTED 100																													
Bedrooms		2 100																													
Bathrooms		1.5 100																													
Frame	02	WOOD FRAME 100																													
Stories	2.	2. 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																													
NEIGHBORHOOD/LOC		8026.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	1,120	100	1993	1,120	100,328																										
FOP	35	30	1993	10	896																										
FUS	276	100	1993	276	24,724																										
TOTALS	1,431			1,406	125,947																										
EXTRA FEATURES						54494 MARLEE RD, CALLAHAN																									
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	0940	SHEDS/PORT	0	100	12	16	192.00	SF	30.00	30.00	100	1989	1989	3	20	1,152															
3	0510	GARAGE WD-	0	100	19	23	437.00	SF	35.00	35.00	100	1982	1982	3	20	3,059															
4	0940	SHEDS/PORT	0	100	8	14	112.00	SF	30.00	30.00	100	1975	1975	3	20	672															
5	1242	WD DECK A	0	100	0	0	224.00	SF	10.00	10.00	100	1982	1982	3	20	448															
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	0006	RM	99.00	660.00	1.00	LT		1.00	1.00	0.80	51,000.00	40,800.00	40,800														
REVIEW DATE 01/01/2023 BY CD																															
Total Acres: 0.00					Total Land Value: 40,800					Market: 0					Agricultural: 0					Common: 40,800					PRINTED 07/09/2026 BY SYS						