LOT 7 (EX PT IN OR 1781/11) &
PT OF LOT 8 IN OR 1781/7
NASSAU VILLAGE #5 UNR

NORMANDIN LORRAINE
54508 MARLEE ROAD
CALLAHAN, FL 32011

2026

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

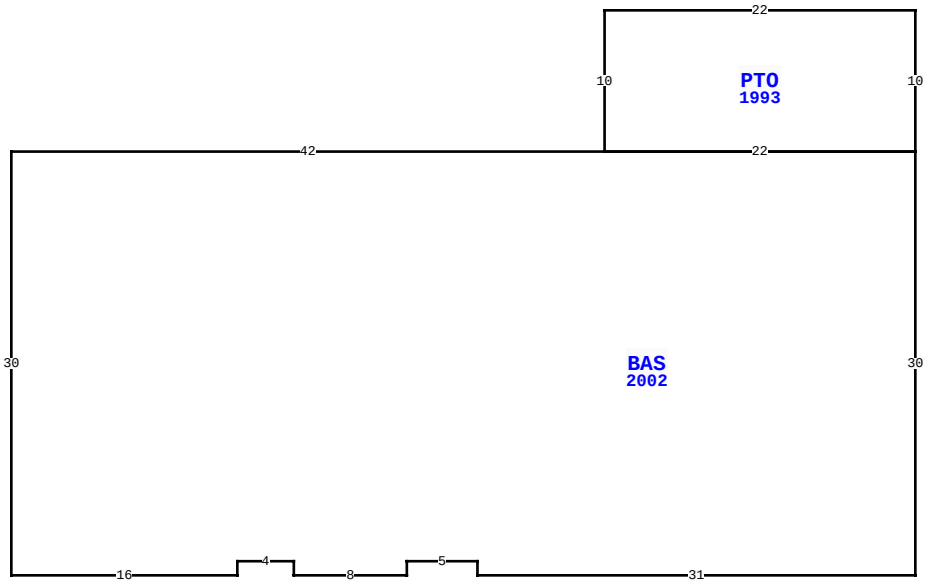
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,911	100	2002	1,911	92,407
PTO	220	5	1993	11	532
TOTALS	2,131			1,922	92,939

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,922	116.8000	105.12	202,041	2002	2002	0	0	0	54.00	46.00

1 M/H 94+ 100% - 0 Heated Area: 1911 HX Base Yr 1975



54508 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		101,217
TOTAL MARKET OB/XF VALUE		1,930
TOTAL LAND VALUE - MARKET		40,800
TOTAL MARKET VALUE		143,947
SOH/AGL Deduction		56,121
ASSESSED VALUE		87,826
TOTAL EXEMPTION VALUE	HX HB WX SL	87,826
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		143,947
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		141,767

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P5979	NEW CONSTR	0	10/01/2002
B10197	FOUNDATION	1,995	01/01/2002
MH3930	MH MOVE-ON	0	01/01/2002
B00	GARAGE	17,310	06/01/2000
B996366	ADDITION	1,710	08/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1781/0007	3/01/2012	QC	U	I	31	100
GRANTOR: DEDMON EDDIE L						
GRANTEE: NORMANDIN DONALD R						
0129/0221	8/10/1972	CD	U	V		4,295
GRANTOR: NASSAU VILLAGE INC						
GRANTEE: OSBORNE ARNOLD & GE						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1993] W22 S10 BAS=[YR=2002] W42 S30 E16 N1 E4 S1 E8 N1 E5 S1 E31 N30 W22 $ E22 N10 $.

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	14	14	196.00	SF	30.00	30.00	100	1980	1980	3	20	1,176	
2	0940	SHEDS/PORT	0	100	8	8	64.00	SF	18.30	18.30	100	1980	1980	3	20	234	
3	0911	SCRN RM A	0	100	0	0	39.00	SF	18.00	18.00	100	1999	1999	3	20	140	
4	0351	CARPORT MT	0	100	10	7	70.00	SF	6.60	6.60	100	1999	1999	3	20	92	
5	0351	CARPORT MT	0	100	20	18	360.00	SF	4.00	4.00	100	1995	1995	3	20	288	

LAND DESCRIPTION

TOTAL OB/XF 1,930

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	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

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

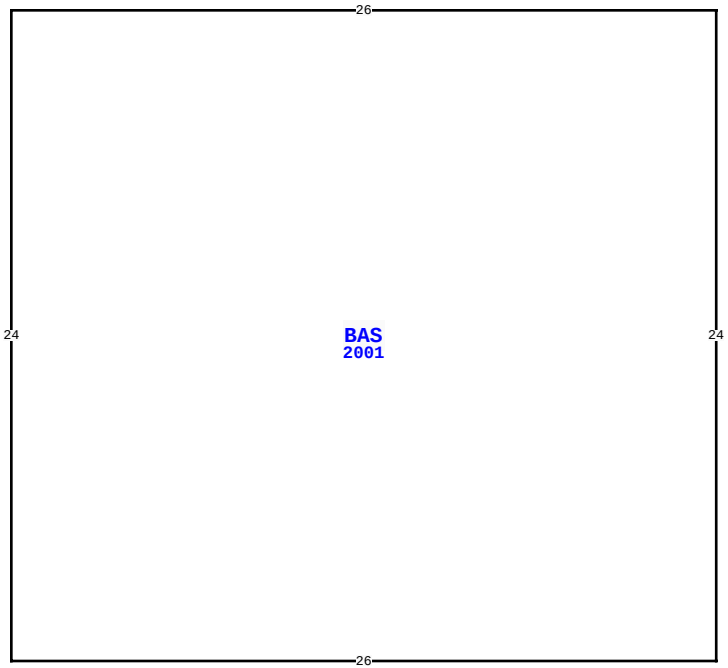
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	624	100	2001	624	8,278
TOTALS	624			624	8,278

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	624	56.7000	22.11	13,797	2001	2001	0	0	0	40.00	60.00

2 GARAGE RES 100% - 0 Heated Area: 624 HX Base Yr 1975



54508 MARLEE RD, CALLAHAN

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XF DATE		LAND DATE	05/07/2026 MLU
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BASE TAXABLE VALUE		0
TOTAL JUST VALUE		143,947
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		141,767

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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0129/0221	8/10/1972	CD	U	V		4,295
GRANTOR: NASSAU VILLAGE INC						
GRANTEE: OSBORNE ARNOLD & GE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W26 S24 E26 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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