LOT 18
IN OR 2872/1281
NASSAU VILLAGE #5 UNR

NEWKIRK CARSON LEE
54638 MARLEE RD
CALLAHAN, FL 32011

2026

37-1N-25-299E-0018-0000

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	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

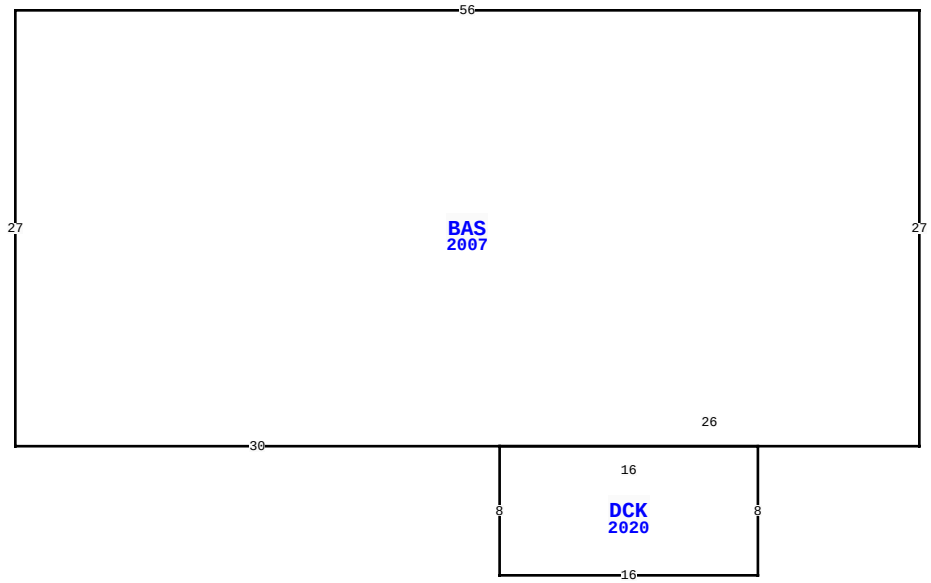
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2007	1,512	166,645
DCK	128	10	2020	13	1,433
TOTALS	1,640			1,525	168,078

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,525	123.4200	117.25	178,806	2007	2012	0	0	0	6.00	94.00

1 SFR MODULR 0% - 2023 Heated Area: 1512 HX Base Yr



BLD DATE	11/08/2007 DJ	LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

54638 MARLEE RD, CALLAHAN

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	168,078
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	20,400
TOTAL MARKET VALUE	188,478
SOH/AGL Deduction	0
ASSESSED VALUE	188,478
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	188,478
TOTAL JUST VALUE	188,478
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	180,080

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0619208	MH MOVE-ON	0	12/01/2006
C19208	CO ISSUED	0	12/01/2006
E18440	ELEC OTHER	0	12/01/2006
M12291	MECH OTHER	0	12/01/2006
P11833	OTHER	0	12/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2872/1281	5/27/2026	QC	U	I	11	165,000
GRANTOR: SUMMERSILL TYLER MITC						
GRANTEE: NEWKIRK CARSON LEE						
2699/1454	3/11/2024	QC	U	I	11	10,000
GRANTOR: SUMMERSILL TYLER MITC						
GRANTEE: SUMMERSILL TYLER MI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W56 S27 E30 DCK=[YR=2020] S8 E16 N8 W16$ E26 N27$.

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
1	000100	C	RES	0	0007	RM	114.00	280.00	1.00	LT		1.00	1.00	0.40	51,000.00	20,400.00	20,400							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 20,400 Market: 0 Agricultural: 0 Common: 20,400 PRINTED 07/09/2026 BY SYS