

HELMEY JASON & VICTORIA
54613 MARLEE RD
CALLAHAN, FL 32011

2026

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03ABOVE AVG 100 GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo13LVT/LAMNT 70

Interior Floo14CARPET 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms Bathrooms Frame02WOOD FRAME 100

Stories Units1.1. 100
0 100

BUD8 Adjustme Occupancy06DIST 1D 100
00NONE 100

Quality02Quality Level 02

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA08

NEIGHBORHOOD/LOC8026.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,56010019931,560222,592

FCP240251993608,561

FOP72301993223,139

FOP123301993375,280

FST72551993405,707

UST2145199391,284

TOTALS2,0881,728246,563

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDPHY FACT% CONDTOT ADJUNIT PRICENOTES

10500FP-PRE FAB0100001.00UT3,500.003,500.00100198119813441,540

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLCCZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES1000006RM126.00386.001.00LT1.001.001.0051,000.0051,000.0051,000

REVIEW DATE12/21/2023BYKWTotal Acres: 0.00Total Land Value: 51,000Market: 0Agricultural: 0Common: 51,000PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTEFF. BASE RATEREPL. COST NEWAYBEYEBCONFNCTNORM% COND

0900011,728105.8300147.10254,18919812018003.0097.00

1 SNGL FAM100% - 2023Heated Area: 1560HX Base Yr

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

05/07/2026MLU

54613 MARLEE RD, CALLAHAN

TOTAL OB/XFTOTAL OB/XF1,540

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE265,324

TOTAL MARKET OB/XF VALUE1,540

TOTAL LAND VALUE - MARKET51,000

TOTAL MARKET VALUE317,864

SOH/AGL Deduction10,397

ASSESSED VALUE307,467

TOTAL EXEMPTION VALUE13307,467

BASE TAXABLE VALUE0

TOTAL JUST VALUE317,864

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE308,169

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CDPRICE

2549/14633/22/2022WDQI01325,000

GRANTOR:CITYGATE HOMES LLC

GRANTEE:HELMHEY JASON & VICT

2509/091410/22/2021WDUI37106,300

GRANTOR:GRIFFIN GERALD R JR &

GRANTEE:CITYGATE HOMES LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-12,0] W26 W26 S34 E26 N2 N6 E12 E14 N26 \$
FCP=[YR=1993;ORIG=-12,26] E12 N20 W12 S20 \$
FOP=[YR=1993;ORIG=-38,0] N12 W12 S9 E7 S3 E5 \$
FST=[YR=1993;ORIG=0,0] W12 S6 E12 N6 \$
FOP=[YR=1993;ORIG=-38,32] E12 N6 W12 S6 \$
UST=[YR=1993;ORIG=-50,-3] S3 E7 N3 W7 \$

LOT 25
IN OR 2549/1463
NASSAU VILLAGE 5 UNR

HELMEY JASON & VICTORIA
54613 MARLEE RD
CALLAHAN, FL 32011

2026

37-1N-25-299E-0025-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	744	100
FOP	80	30
PTO	168	5
YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
2024	744	17,987
2024	24	580
2024	8	193
TOTALS	992	776 18,761

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	776	63.2500	24.67	19,144	2023	2023	0	0	0	2.00	98.00
2 GARAGE RES 100% - 2024 Heated Area: 744 HX Base Yr												
31 24 24 8 8 10 21 21 10 BAS 2024 FOP 2024 PTO 2024												
BLD DATE XF DATE							LGL DATE LAND DATE					
							05/07/2026 MLU					