LOT 30
IN OR 2085/719
R378241 & R378242

WILKEN STUART
54537 MARLEE RD
CALLAHAN, FL 32011

2026

37-1N-25-299E-0030-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

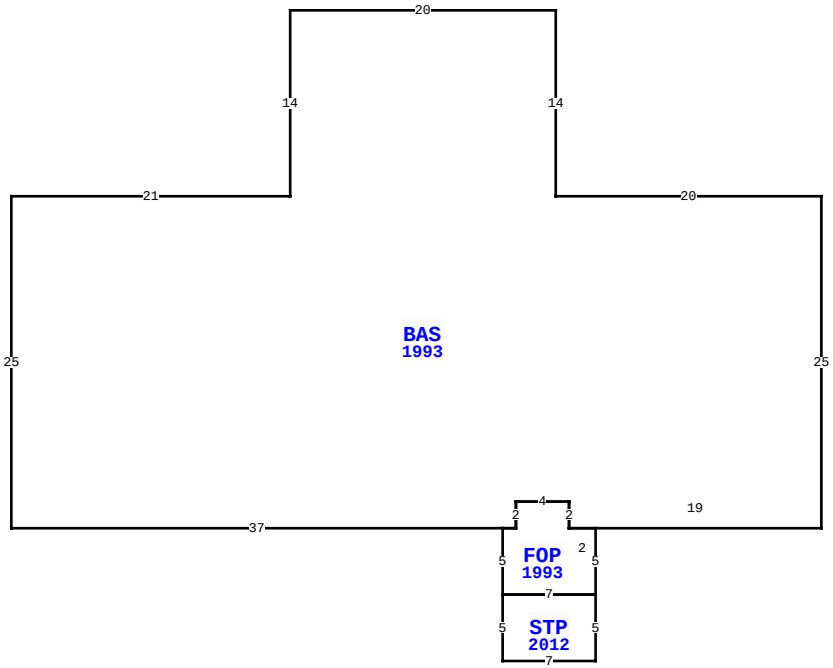
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	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	1,797	100	1993	1,797	59,075
FOP	43	30	1993	13	428
STP	35	10	2012	4	131
TOTALS	1,875			1,814	59,633

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,814	128.9200	109.58	198,778	1973	1990	0	0	0	70.00	30.00

1 M/H 93- 100% - 2019 Heated Area: 1797 HX Base Yr 2019



54537 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		59,633
TOTAL MARKET OB/XF VALUE		4,900
TOTAL LAND VALUE - MARKET		51,000
TOTAL MARKET VALUE		115,533
SOH/AGL Deduction		65,636
ASSESSED VALUE		49,897
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		24,897
TOTAL JUST VALUE		115,533
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		112,413

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E974106	CHNGE SRVC	0	11/01/1997
3950	N/A	3,000	03/17/1987
3857	N/A	3,000	02/02/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2085/0719	11/07/2016	SW	U	I	37	47,900
GRANTOR: HOUSING OPPORTUNITIES						
GRANTEE: WILKEN STUART						
2030/1179	2/26/2016	CT	U	I	18	12,000
GRANTOR: CLERK OF COURT						
GRANTEE: HOUSING OPPORTUNITY						

BUILDING NOTES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	60	2,100	
4	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	1986	1986	3	20	2,800	

BUILDING DIMENSIONS

BAS=[YR=1993] W20 N14 W20 S14 W21 S25 E37 FOP=[YR=1993] S5 STP=[YR=2012] S5 E7 N5 W7$ E7 N5 W2 N2W4 S2 W1$ E1 N2 E4 S2 E19 N25$.

LAND DESCRIPTION

TOTAL OB/XF 4,900

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	157.00	289.00	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