

LOT 32
IN OR 2632/1335
NASSAU VILLAGE #5 UNR

RAULERSON STEPHANIE M
54513 MARLEE ROAD
CALLAHAN, FL 32011

2026

37-1N-25-299E-0032-0000



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	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	1	1 100
Bathrooms	1	1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	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 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100	1993	1,008	80,636
UCP	240	20	2003	48	3,840
UOP	120	20	2003	24	1,920
UST	240	45	2003	108	8,640
TOTALS	1,608			1,188	95,034

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0940	SHEDS/PORT	0 100	24	16	384.00	SF	20.10	20.10
3	0681	POLE SHED	0 100	24	12	288.00	SF	15.00	15.00
4	1242	WD DECK A	0 100	0	0	200.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	RM	156.00	354.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,188	98.3000	103.22	122,625	1975	1980	0	0	0	22.50	77.50	
1 SINGLE FAM 100% - 2024 Heated Area: 1008 HX Base Yr 2024													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 6
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		95,034	
TOTAL MARKET OB/XF VALUE		2,828	
TOTAL LAND VALUE - MARKET		51,000	
TOTAL MARKET VALUE		148,862	
SOH/AGL Deduction		1,936	
ASSESSED VALUE		146,926	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		95,515	
TOTAL JUST VALUE		148,862	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		147,682	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2632/1335	3/26/2023	QC	U	I	11	100	
GRANTOR: RAULERSON CLAUDE WALL							
GRANTEE: RAULERSON STEPHANIE							
1171/1923	9/16/2003	WD	Q	I		60,000	
GRANTOR: ANDERSON JOHN E JR							
GRANTEE: RAULERSON CLAUDE WA							

BUILDING NOTES									

BUILDING DIMENSIONS									
UCP=[YR=2003] W24 S10 UST=[YR=2003] S10 BAS=[YR=1993] W12 S28 E14 UOP=[YR=2003] S6 E20 N6 W20\$ E22 N28 W24\$ E24 N10 W24\$ E24 N10\$.									