LOT 34
IN OR 525 PG 96
R334312 & R334313

REID CORETTA P
54477 MARLEE ROAD
CALLAHAN, FL 32011

2026

37-1N-25-299E-0034-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
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	03	Quality Level 03

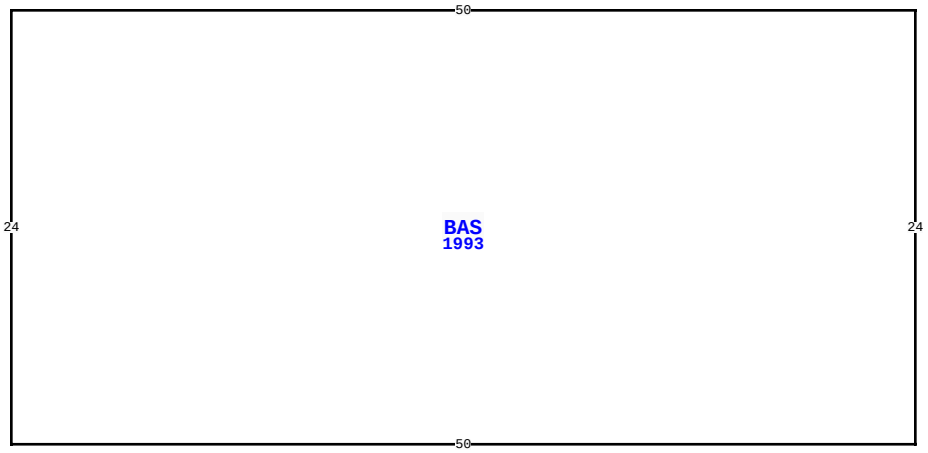
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1993	1,200	35,863
TOTALS	1,200			1,200	35,863

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,200	117.2000	99.62	119,544	1986	1991	0	0	0	70.00	30.00

1 M/H 93- 100% - 0 Heated Area: 1200 HX Base Yr 1988



54477 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		35,863
TOTAL MARKET OB/XF VALUE		1,613
TOTAL LAND VALUE - MARKET		51,000
TOTAL MARKET VALUE		88,476
SOH/AGL Deduction		47,870
ASSESSED VALUE		40,606
TOTAL EXEMPTION VALUE	HX HB WX	30,000
BASE TAXABLE VALUE		10,606
TOTAL JUST VALUE		88,476
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		85,367

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6159	XFOB	10,880	12/07/1989
6964	MH MOVE-ON	28,000	10/07/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0525/0096	8/14/1987	WD	U	V		100
GRANTOR: GUESS DALE A & MARY J						
GRANTEE: REID DAVID V & CORE						
0383/0572	4/11/1983	WD	Q	V		3,200
GRANTOR: SHEFFIELD WILLIAM F E						
GRANTEE: GUESS DALE A & MARY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 S24 E50 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
1	0510	GARAGE WD-	0	100	24	12	288.00	SF	28.00	28.00	100	1991	1991	3	20	1,613	

LAND DESCRIPTION

TOTAL OB/XF 1,613

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	123.00	378.00	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