LOT 40
IN OR 2475/1058
NASSAU VILLAGE 5 UNR

FISHER VANESSA M
54405 MARLEE RD
CALLAHAN, FL 32011

2026

37-1N-25-299E-0040-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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

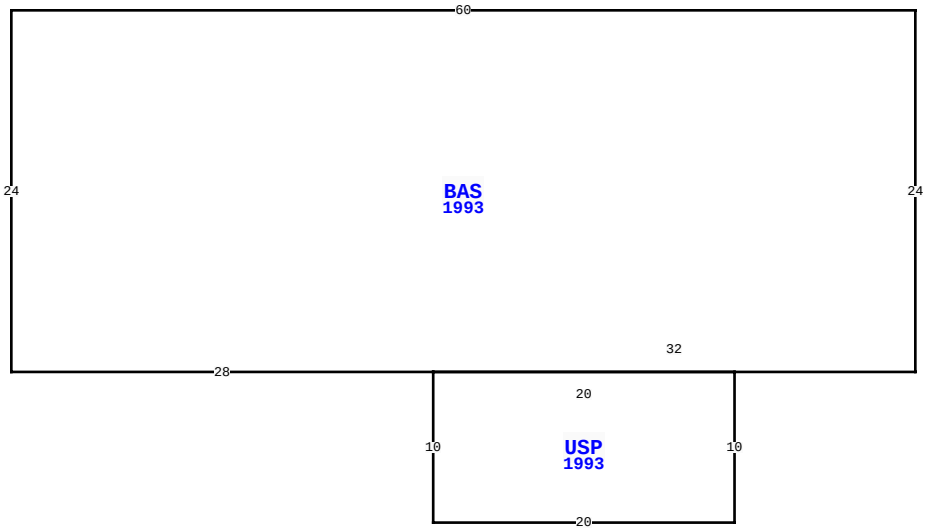
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1993	1,440	42,889
USP	200	50	1993	100	2,978
TOTALS	1,640			1,540	45,867

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,540	116.8000	99.28	152,891	1972	1992	0	0	0	70.00	30.00

1 M/H 93- 100% - 2025 Heated Area: 1440 HX Base Yr 2025



54405 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		45,867
TOTAL MARKET OB/XF VALUE		1,638
TOTAL LAND VALUE - MARKET		51,000
TOTAL MARKET VALUE		98,505
SOH/AGL Deduction		1,064
ASSESSED VALUE		97,441
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		46,030
TOTAL JUST VALUE		98,505
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		94,879

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B260001040	NEW RES AC	16,713	01/30/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2475/1058	5/14/2021	WD	Q	I	01	75,000
GRANTOR: FIRST COAST INC						
GRANTEE: FISHER VANESSA M						
2427/0474	1/20/2021	WD	Q	I	01	54,700
GRANTOR: RAZORBACK CAPITAL LLC						
GRANTEE: FIRST COAST INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S24 E28 USP=[YR=1993] S10 E20 N10 W20$ E32 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	0940	SHEDS/PORT	0	100	12	12	144.00	SF	20.10	20.10	100	1973	1973	3	20	579	
2	0940	SHEDS/PORT	0	100	12	12	144.00	SF	20.10	20.10	100	1996	1996	3	20	579	
3	0681	POLE SHED	0	100	16	10	160.00	SF	15.00	15.00	100	1996	1996	3	20	480	

LAND DESCRIPTION

TOTAL OB/XF 1,638

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	132.00	369.00	1.00	LT		1.00	1.00	1.00	51,000.00	51,000.00	51,000							

REVIEW DATE 06/08/2026 BY TWX Total Acres: 0.00 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 07/09/2026 BY SYS