

PT OF S 1/2 OF SE 1/4
IN OR 2568/1874
PAR 4-8 & 4-10

NESSLER JOHNNY R L/E/
451603 SR 200
CALLAHAN, FL 32011-4441

2023

05-2N-26-0000-0004-0080



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

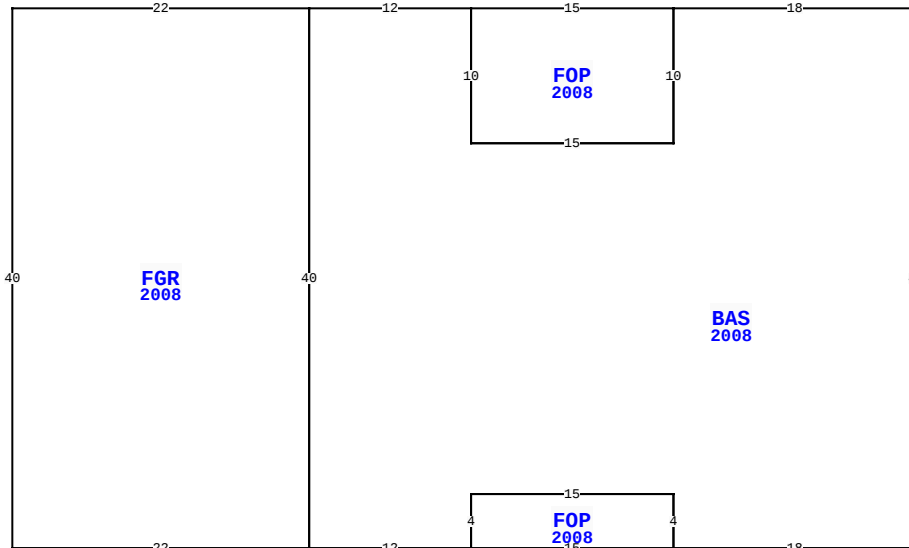
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,590	100	1,590	168,817
FGR	880	55	484	51,388
FOP	60	30	18	1,911
FOP	150	30	45	4,778

TOTALS	2,680		2,137	226,893
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
6	0681	POLE SHED	0 100	20	20	400.00	SF	15.00	15.00	100	1999
12	0802	ASPHALT B	0 100	0	0	798.00	SF	2.40	2.40	100	2006
13	1127	BRICK 8"	0 100	15	4	60.00	SF	5.50	5.50	100	2008
14	0811	CONCRETE B	0 100	40	20	800.00	SF	5.20	5.20	100	2008
15	0810	CONCRETE A	0 100	0	0	69.00	SF	6.50	6.50	100	2008

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	005000	C	RURAL HOME	100		OR	0.00	0.00	1.00	AC	
2	005500	A	TIMBER 2 SI	0			0.00	0.00	1.69	AC	
3	009910	M	MKT. VAL. AG	0			0.00	0.00	1.69	AC	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,137	99.9000	118.63	253,512	2008	2008	0	0	0	10.50	89.50	
1 SNGL FAM - 100% - 2007													
Heated Area: 1590													
HX Base Yr 2007													



451603 SR 200, CALLAHAN	BLD DATE	LGL DATE	05/24/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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
6	0681	POLE SHED	0 100	20	20	400.00	SF	15.00	15.00	100	1999	1999	3	28	1,680	
12	0802	ASPHALT B	0 100	0	0	798.00	SF	2.40	2.40	100	2006	2006	3	60	1,149	
13	1127	BRICK 8"	0 100	15	4	60.00	SF	5.50	5.50	100	2008	2008	3	97	320	
14	0811	CONCRETE B	0 100	40	20	800.00	SF	5.20	5.20	100	2008	2008	3	90	3,744	
15	0810	CONCRETE A	0 100	0	0	69.00	SF	6.50	6.50	100	2008	2008	3	90	404	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	005000	C	RURAL HOME	100		OR	0.00	0.00	1.00	AC	
2	005500	A	TIMBER 2 SI	0			0.00	0.00	1.69	AC	
3	009910	M	MKT. VAL. AG	0			0.00	0.00	1.69	AC	

NASSAU COUNTY PROPERTY													
VALUATION SUMMARY													
VALUATION BY												STANDARD	
Tax Group: 4												Tax Dist:	
BUILDING MARKET VALUE												226,893	
TOTAL MARKET OB/XF VALUE												7,297	
TOTAL LAND VALUE - MARKET												121,050	
TOTAL MARKET VALUE												280,120	
SOH/AGL Deduction												148,299	
ASSESSED VALUE												131,821	
TOTAL EXEMPTION VALUE												55,000	
BASE TAXABLE VALUE												76,821	
TOTAL JUST VALUE												355,240	
NCON VALUE												0	
INCOME VALUE													
PREVIOUS YEAR MKT VALUE												221,859	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13732	MECH OTHER	0	04/01/2008
P13069	OTHER	0	03/01/2008
C21078	CO ISSUED	0	02/01/2008
R11030	REPAIR/RRF	3,800	02/01/2008
B21078	NEW CONSTR	200,000	02/01/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2568/1874	6/07/2022	LE	U	I	11	100	
GRANTOR: NESSLER JOHNNY R							
GRANTEE: NESSLER JOHNNY R L/							
2544/1854	3/07/2022	LE	U	I	11	100	
GRANTOR: NESSLER JOHNNY R							
GRANTEE: NESSLER JOHNNY R L/							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2008] W18 FOP=[YR=2008] W15 S10 E15 N10\$ S10 W15 N10 W12 FGR=[YR=2008] W22 S40 E22 N40\$ S40 E12 FOP=[YR=2008] E15 N4 W15 S4\$ N4 E15 S4 E18 N40\$.													