PT SEC 05-2N-26E IN
OR 2551/1122

HARRIS ROY NEIL
451656 SR 200
CALLAHAN, FL 32011

2023

05-2N-26-0000-0004-0170

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

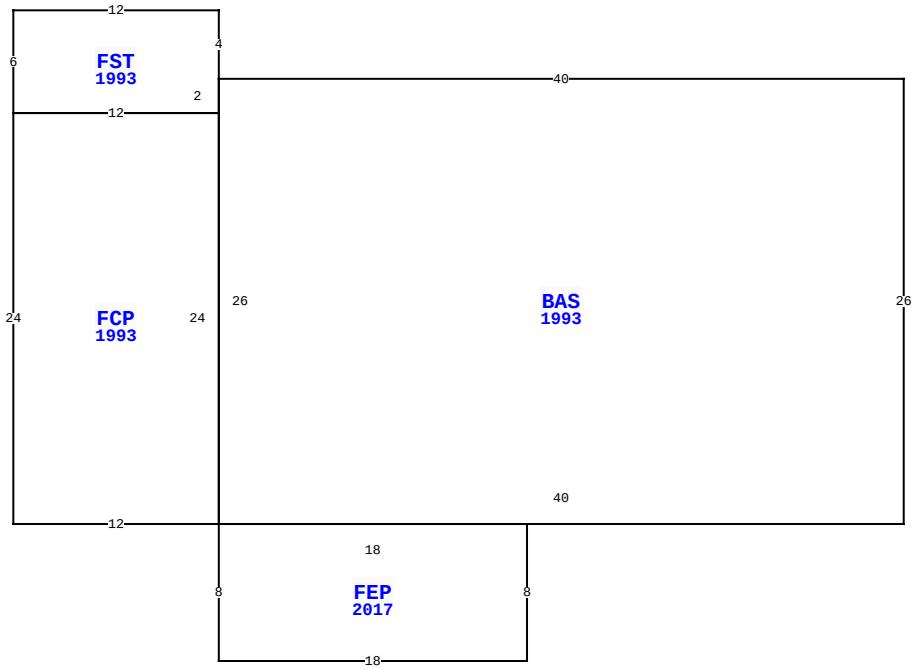
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	1,040	88,090
FCP	288	25	72	6,098
FEP	144	80	115	9,741
FST	72	55	40	3,388
TOTALS	1,544		1,267	107,316

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,267	105.4560	95.17	120,580	1963	2000	0	0	0	11.00	89.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1040 HX Base Yr 2023



451656 SR 200, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		107,316
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		152,316
SOH/AGL Deduction		0
ASSESSED VALUE		152,316
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		102,316
TOTAL JUST VALUE		152,316
NCON VALUE		4,449
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		121,802

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000815	REPAIR/RRF	5,000	01/13/2022
B1631625	ADDITION	3,213	02/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2551/1122	3/25/2022	WD	Q	I	02	265,000
GRANTOR: MCLEOD KELLIE D & THO						
GRANTEE: HARRIS ROY NEIL						
2520/1499	12/08/2021	FJ	U	I	11	100
GRANTOR: EDWARDS THOMAS B ESTA						
GRANTEE: MCLEOD KELLIE & EDW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 FST=[YR=1993] N4 W12 S6 FCP=[YR=1993] S24 E12 FEP=[YR=2017] S8 E18 N8 W18$ N24 W12 $ E12 N2$ S26 E40 N26$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 07/25/2022 BY TWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS