PT OR 2544/1857 PAR 1(EX PT IN OR 1492/1326)

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

2023

05-2N-26-0000-0004-0190

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

66100 NESSLER DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/24/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	6,000
TOTAL LAND VALUE - MARKET	53,900
TOTAL MARKET VALUE	6,847
SOH/AGL Deduction	3,075
ASSESSED VALUE	3,772
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,772
TOTAL JUST VALUE	59,900
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2544/1857	3/07/2022	LE	U	V	11	100
GRANTOR: NESSLER JOHNNY R						
GRANTEE: NESSLER JOHNNY R L/						
1277/1466	12/02/2004	WD	U	V	01	100
GRANTOR: NESSLER WILLARD F & B						
GRANTEE: NESSLER JOHNNY R						

BUILDING NOTES

BUILDING DIMENSIONS

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
6	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2004	2004	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 6,000

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	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	1.54	AC		1.00	1.00	1.00	550.00	550.00	847							
2	009910	M	MKT.VAL.AG	0			0.00	0.00	1.54	AC		1.00	1.00	1.00	35,000.00	35,000.00	53,900							

REVIEW DATE 01/01/2018 BY MH Total Acres: 1.54 Total Land Value: 847 Market: 53,900 Agricultural: 847 Common: 0 PRINTED 08/02/2023 BY SYS