

PT OF S1/2 OF NW1/4 (LOT 3)
IN OR 2455/1917
EX R/W OR 966/1828

BIOLSI JOSHUA & BROOKE
450799 SR 200
CALLAHAN, FL 32011

2023

14-2N-25-0000-0010-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 50
Exterior Wall	30	VINYL 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

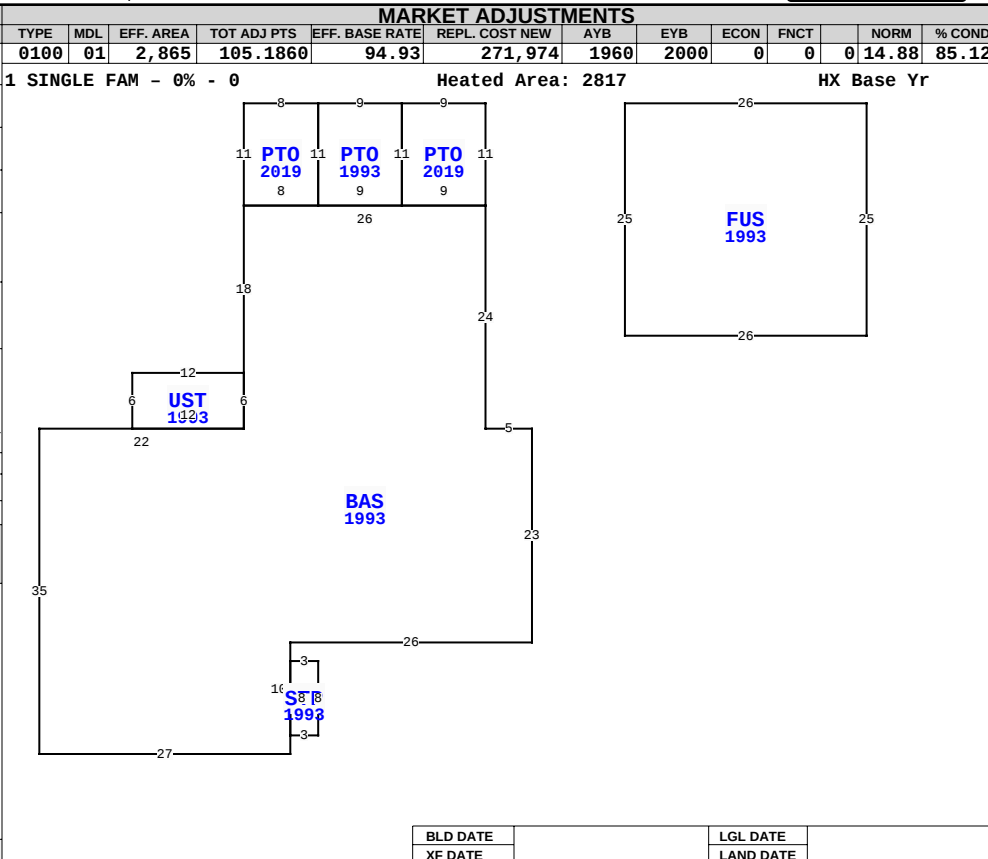
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,167	100	2,167	175,103
FUS	650	100	650	52,523
PTO	99	5	5	404
PTO	88	5	4	323
PTO	99	5	5	404
STP	24	10	2	162
UST	72	45	32	2,586
TOTALS	3,199		2,865	231,504

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	0	0	0	1,220.00	SF	2.40	2.40	
2	0825	BRICK	0	0	0	0	96.00	SF	12.50	12.50	
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000115	C	SFR ACRES	0	0004	OR	0.00	0.00	1.58	AC	



450799 SR 200, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 3	
VALUATION BY										STANDARD	
Tax Group: 6										Tax Dist:	
BUILDING MARKET VALUE										278,338	
TOTAL MARKET OB/XF VALUE										2,671	
TOTAL LAND VALUE - MARKET										55,300	
TOTAL MARKET VALUE										336,309	
SOH/AGL Deduction										8,332	
ASSESSED VALUE										327,977	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										327,977	
TOTAL JUST VALUE										336,309	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										298,161	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21011209	GARAGE	61,536	08/24/2021
21008654	GARAGE	29,332	07/01/2021
21000735	REPAIR/RRF	9,000	01/22/2021
R1313496	REPAIR/RRF	5,600	05/01/2013
M95959	H/AC	0	02/01/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2455/1917	3/31/2021	SW	Q	I	01	325,000	
GRANTOR: FLORIDA LAND TRUST NO							
GRANTEE: BIOLSI JOSHUA & BRO							
2401/0763	10/19/2020	CT	U	I	18	135,500	
GRANTOR: CLERK OF COURT							
GRANTEE: FLORIDA LAND TRUST							

BUILDING NOTES									

BUILDING DIMENSIONS									
PTO=[YR=2019] W9 PTO=[YR=1993] W9 PTO=[YR=2019] W8 S11									
BAS=[YR=1993] S18 UST=[YR=1993] W12 S6 E12 N6\$ S6 W22 S35 E27									
N2 STP=[YR=1993] E3 N8 W3 S8\$ N10 E26 N23 W5 N24 W26\$ E8 N11\$									
S11 E9 N11\$ S11 E9 N11\$ PTR=E15 FUS=[YR=1993] E26 S25 W26									
N25\$ W15\$.									

TOTAL OB/XF											
2,671											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000115	C	SFR ACRES	0	0004	OR	0.00	0.00	1.58	AC	

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[illegible]

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 3 of 3				6					
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY									
Exterior Wall		25		MOD METAL 100		6500		01		1,200		81.2490		28.44		34,128		2021		2021		0		0		1.00		99.00		VALUATION BY					STANDARD				
Roof Structur		03		GABLE/HIP 100		3		GARAGE RES - 0%		- 0		Heated Area: 1200		HX Base Yr		Tax Group: 6		Tax Dist:														278,338							
Roof Cover		12		MODULAR MT 100																												2,671							
Interior Wall		05		DRYWALL 100																												55,300							
Interior Floo		03		CONC FINSH 100																												336,309							
Air Condition		01		NONE 100																												8,332							
Heating Type		01		NONE 100																												327,977							
Bedrooms				0 100																												0							
Bathrooms				0 100																												327,977							
Frame		05		STEEL 100																												336,309							
Stories		1.		1. 100																												0							
Units				0 100																												INCOME VALUE							
Occupancy		00		NONE 100																												PREVIOUS YEAR MKT VALUE							