PT OF S1/2 OF NW1/4 (LOT 5)
IN OR 1755/1323
1983/FAMI/SW/MH

REINERT DANIEL EDWARD & JUNE MARIE
450817 SR 200
CALLAHAN, FL 32011

2023

14-2N-25-0000-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

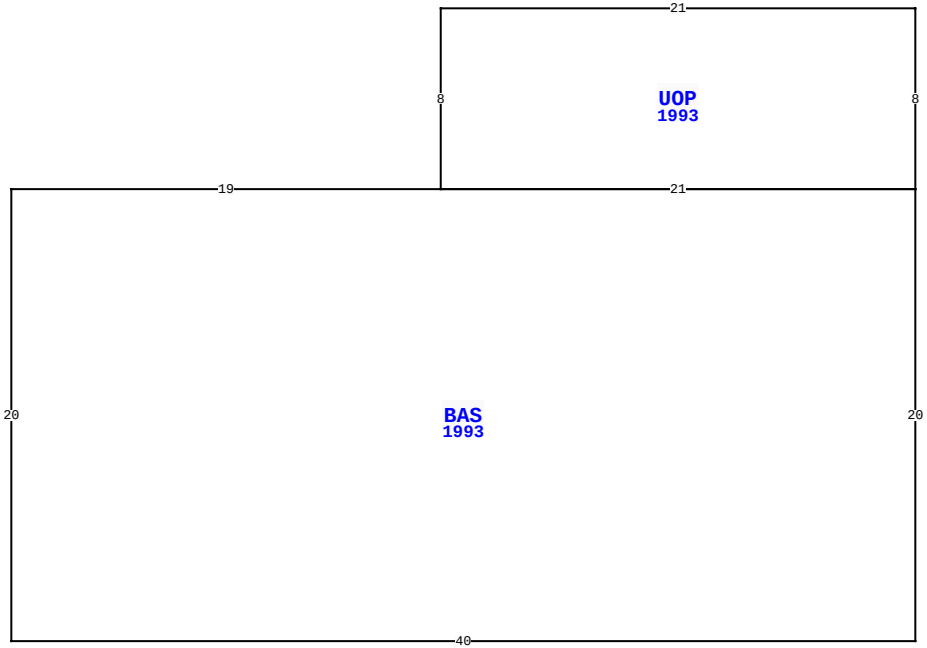
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	800	100	800	49,773
UOP	168	20	34	2,115
TOTALS	968		834	51,889

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	834	116.1600	104.83	87,428	1959	1959	0	0	0	40.65	59.35

1 SINGLE FAM – 0% - 0 Heated Area: 800 HX Base Yr



450817 SR 200, CALLAHAN

BLD DATE	06/18/2008	JW
XF DATE		
INC DATE		
LGL DATE		
LAND DATE		
AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	63,189
TOTAL MARKET OB/XF VALUE	7,887
TOTAL LAND VALUE - MARKET	55,300
TOTAL MARKET VALUE	126,376
SOH/AGL Deduction	13,734
ASSESSED VALUE	112,642
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	112,642
TOTAL JUST VALUE	126,376
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	112,110

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7088	REPAIR/RRF	1,888	03/18/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1755/1323	9/09/2011	WD	Q	I	01	65,000

GRANTOR: PITTMAN JAMES VERNON

GRANTEE: REINERT DANIEL EDWA

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W21 S8 BAS=[YR=1993] W19 S20 E40 N20 W21$ E21 N8$.

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	0680	POLE SHED	0	0	30	19	570.00	SF	10.00	10.00	100	1985	1985	3	20	1,140	
2	1242	WD DECK A	0	0	12	12	144.00	SF	10.00	10.00	100	1990	1990	3	20	288	
4	1242	WD DECK A	0	0	8	12	96.00	SF	10.00	10.00	100	2011	2011	3	55	528	
5	1242	WD DECK A	0	0	10	4	40.00	SF	10.00	10.00	100	2011	2011	3	55	220	
6	0680	POLE SHED	0	0	0	0	482.00	SF	10.00	10.00	100	2009	2009	3	60	2,892	
7	0940	SHEDS/PORT	0	0	8	11	88.00	SF	30.00	30.00	100	2011	2011	3	55	1,452	
8	1242	WD DECK A	0	0	12	8	96.00	SF	10.00	10.00	100	2009	2009	3	45	432	
9	0940	SHEDS/PORT	0	0	12	8	96.00	SF	17.70	17.70	100	2011	2011	3	55	935	

LAND DESCRIPTION

TOTAL OB/XF 7,887

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	0		OR	0.00	0.00	1.58	AC		1.00	1.00	1.00	35,000.00	35,000.00	55,300							

REVIEW DATE 12/02/2019 BY TWA Total Acres: 1.58 Total Land Value: 55,300 Market: 0 Agricultural: 0 Common: 55,300 PRINTED 08/02/2023 BY SYS

PT OF S1/2 OF NW1/4 (LOT 5)
IN OR 1755/1323
1983/FAMI/SW/MH

REINERT DANIEL EDWARD & JUNE MARIE
450817 SR 200
CALLAHAN, FL 32011

2023

14-2N-25-0000-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

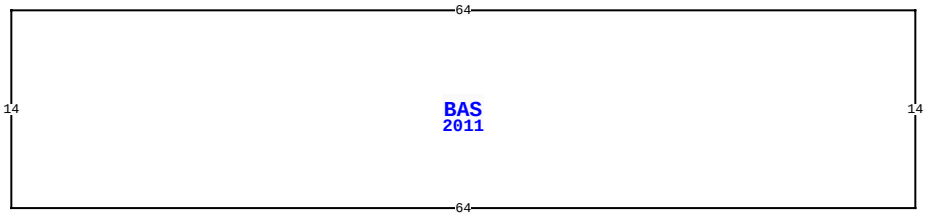
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	02	Quality Level 02
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	896	100	896	11,300
TOTALS	896		896	11,300

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	896	64.6800	42.04	37,668	1983	1983	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 896 HX Base Yr



450817 SR 200, CALLAHAN

BLD DATE	06/18/2008	JW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	63,189
TOTAL MARKET OB/XF VALUE	7,887
TOTAL LAND VALUE - MARKET	55,300
TOTAL MARKET VALUE	126,376
SOH/AGL Deduction	13,734
ASSESSED VALUE	112,642
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	112,642
TOTAL JUST VALUE	126,376
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	112,110

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1755/1323	9/09/2011	WD	Q	I	01	65,000

GRANTOR: PITTMAN JAMES VERNON

GRANTEE: REINERT DANIEL EDWA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W64 S14 E64 N14$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/02/2019 BY TWA Total Acres: 1.58 Total Land Value: 55,300 Market: 0 Agricultural: 0 Common: 55,300 PRINTED 08/02/2023 BY SYS