

LOT 5 UNR SUB
IN OR 2598/1
ESMT PT OR 1640/1989

BISHOP NANCY MCNEESE REV TRUST/BISHOP NANCY L M CO
450543 SR 200
CALLAHAN, FL 32011

2023

42-2N-25-0000-0014-0050



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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

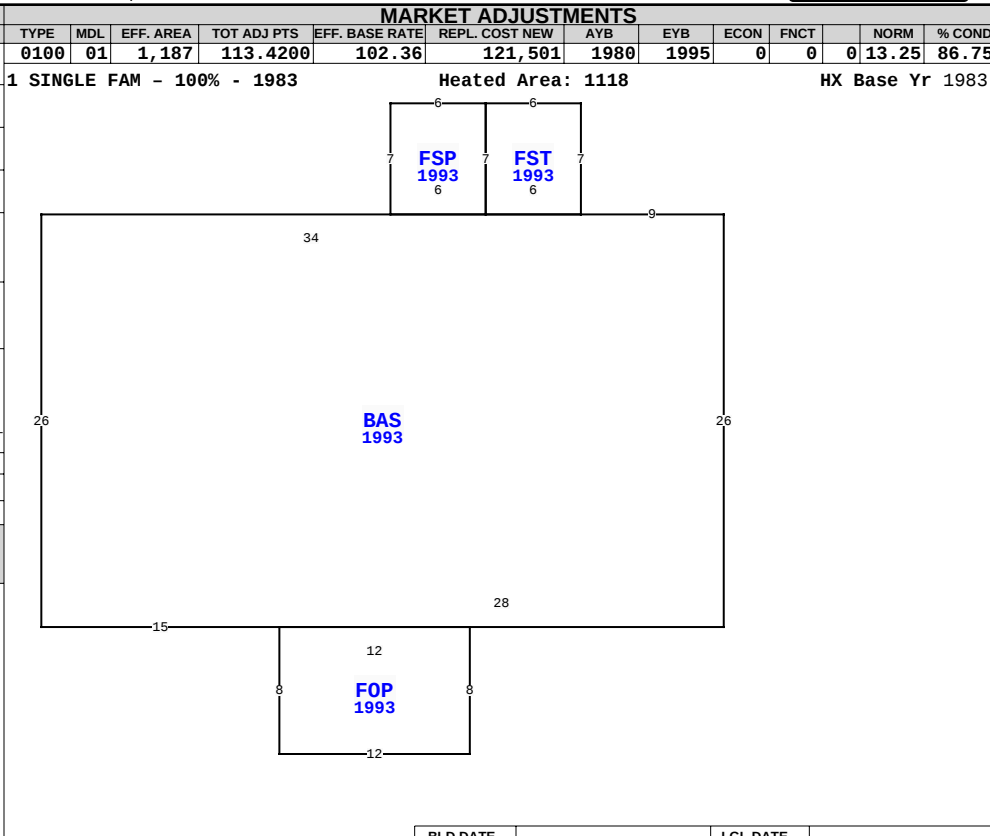
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,118	100	1,118	99,275
FOP	96	30	29	2,575
FSP	42	40	17	1,509
FST	42	55	23	2,042
TOTALS	1,298		1,187	105,402

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

3	0810	CONCRETE A	0	100	0	0	644.00	SF	6.50	6.50	100	1992	1992	3	66	2,763
4	0940	SHEDS/PORT	0	100	20	12	240.00	SF	15.00	15.00	100	1992	1992	3	20	720
5	0940	SHEDS/PORT	0	100	34	12	408.00	SF	15.00	15.00	100	2017	2017	3	82	5,018

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



450543 SR 200, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	105,402		
TOTAL MARKET OB/XF VALUE	8,501		
TOTAL LAND VALUE - MARKET	25,900		
TOTAL MARKET VALUE	139,803		
SOH/AGL Deduction	65,748		
ASSESSED VALUE	74,055		
TOTAL EXEMPTION VALUE	54,055		
BASE TAXABLE VALUE	20,000		
TOTAL JUST VALUE	139,803		
NCON VALUE	5,018		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	111,452		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24203	REMODEL	6,500	12/01/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2598/0001	9/15/2022	TD	U	I	11	100
GRANTOR: BISHOP NANCY M						
GRANTEE: BISHOP NANCY L MCNE						
0364/0731	7/01/1982	WD	Q	I		30,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES		
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BUILDING DIMENSIONS		
BAS=[YR=1993] W9 FST=[YR=1993] N7 W6 FSP=[YR=1993] W6 S7 E6 N7 \$ S7 E6 \$ W34 S26 E15 FOP=[YR=1993] S8 E12 N8 W12 \$ E28 N26 \$.		