S-2 OF LOT 11 & S-1 OF LOT 12
IN OR 1901/1563
EX R/W OR 1114/1338

WELLS-COLEMAN ANGELA
450313 SR 200
CALLAHAN, FL 32011

2023

47-2N-25-4080-0011-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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

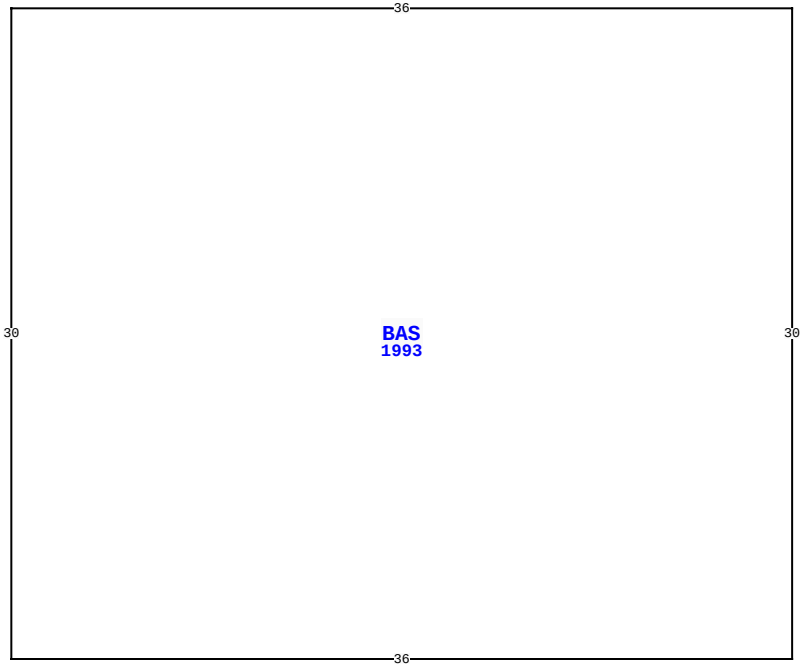
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	1,080	61,578
TOTALS	1,080		1,080	61,578

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,080	95.0000	85.74	92,599	1950	1970	0	0	0	33.50	66.50

1 SINGLE FAM – 100% - 2021 Heated Area: 1080 HX Base Yr 2021



450313 SR 200, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		61,578
TOTAL MARKET OB/XF VALUE		3,921
TOTAL LAND VALUE - MARKET		84,420
TOTAL MARKET VALUE		149,919
SOH/AGL Deduction		32,614
ASSESSED VALUE		117,305
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		67,305
TOTAL JUST VALUE		149,919
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		129,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B018738	XFOB	4,800	09/01/2001
3121	H/AC	2,500	08/22/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1901/1563	1/20/2014	SW	U	I	12	49,900
GRANTOR: FV-1 INC IN TRUST FOR						
GRANTEE: WELLS-COLEMAN ANGEL						
1882/0307	9/30/2013	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FV-1 INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 S30 E36 N30$.

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	0510	GARAGE WD-	0	100	16	24	384.00	SF	35.00	35.00	100	1930	1930	3	20	2,688	
2	0681	POLE SHED	0	100	10	24	240.00	SF	15.00	15.00	100	1970	1970	3	20	720	
3	0810	CONCRETE A	0	100	3	40	120.00	SF	6.50	6.50	100	1980	1980	3	35	273	
5	1242	WD DECK A	0	100	12	10	120.00	SF	10.00	10.00	100	2000	2000	3	20	240	

LAND DESCRIPTION

TOTAL OB/XF 3,921

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		OR	0.00	0.00	4.69	AC		1.00	1.00	1.00	18,000.00	18,000.00	84,420							

REVIEW DATE 11/21/2022 BY KBA Total Acres: 4.69 Total Land Value: 84,420 Market: 0 Agricultural: 0 Common: 84,420 PRINTED 08/02/2023 BY SYS