



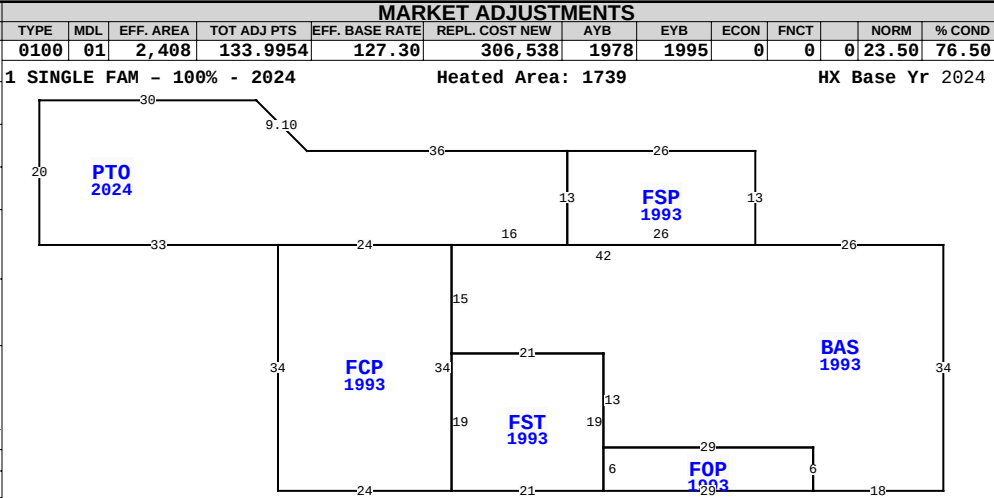
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,739	100	1,739	169,352
FCP	816	25	204	19,866
FOP	174	30	52	5,064
FSP	338	40	135	13,147
FST	399	55	219	21,327
PTO	1,184	5	59	5,746
TOTALS	4,650		2,408	234,502

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	417.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	100	23	3	69.00	SF	6.50	6.50	
4	0812	CONCRETE C	0	100	0	0	1,552.00	SF	4.00	4.00	
5	0680	POLE SHED	0	100	12	12	144.00	SF	10.00	10.00	
6	0681	POLE SHED	0	100	30	14	420.00	SF	15.00	15.00	
7	0940	SHEDS/PORT	0	100	16	15	240.00	SF	30.00	30.00	
9	0510	GARAGE WD-	0	100	0	0	681.00	SF	35.00	35.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	2.75	AC	



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

TOTAL OB/XF											
451679 SR 200, CALLAHAN											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		234,502	
TOTAL MARKET OB/XF VALUE		13,386	
TOTAL LAND VALUE - MARKET		123,750	
TOTAL MARKET VALUE		371,638	
SOH/AGL Deduction		0	
ASSESSED VALUE		371,638	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		321,638	
TOTAL JUST VALUE		371,638	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		358,392	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-12807	GARAGE (24X40) W/	92,438	10/05/2023
B17-08642	REPLACE 14 WINDOW	8,523	09/29/2017
MH3365	MH MOVE-ON	0	02/01/2002
MH013365	MH MOVE-ON	0	01/08/2001
961266	MH MOVE-ON	0	03/04/1996

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2070/0459	8/30/2016	WD	Q	I	01
					230,000
GRANTOR: SERGENT VERA SUE & CU					
GRANTEE: CANOVA CARL FRANK &					
2070/0456	8/30/2016	WD	U	I	11
					100
GRANTOR: WESTBERRY VERA SUE					
GRANTEE: SERGENT VERA SUE &					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993;ORIG=0,0] W26 W42 S15 E21 S13 E29 S6 E18 N34 \$											
FCP=[YR=1993;ORIG=-68,0] W24 S34 E24 N34 \$											
FST=[YR=1993;ORIG=-68,34] E21 N19 W21 S19 \$											
FSP=[YR=1993;ORIG=-26,0] N13 W26 S13 E26 \$											
FOP=[YR=1993;ORIG=-47,34] E29 N6 W29 S6 \$											
PTO=[YR=2024;ORIG=-52,0] W16 W24 W33 N20 E30 D7R7 E36 S13 \$											