

PT OF SW1/4 OF SE1/4 OF
SEC 5-2N-26E IN OR 1301/1629
BEING PARCEL "A"

ROSZELL TIMOTHY J & NANCY R
451563 STATE ROAD 200
CALLAHAN, FL 32011

2024

05-2N-26-0000-0003-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 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
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	05
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NEIGHBORHOOD/LOC	5001.00
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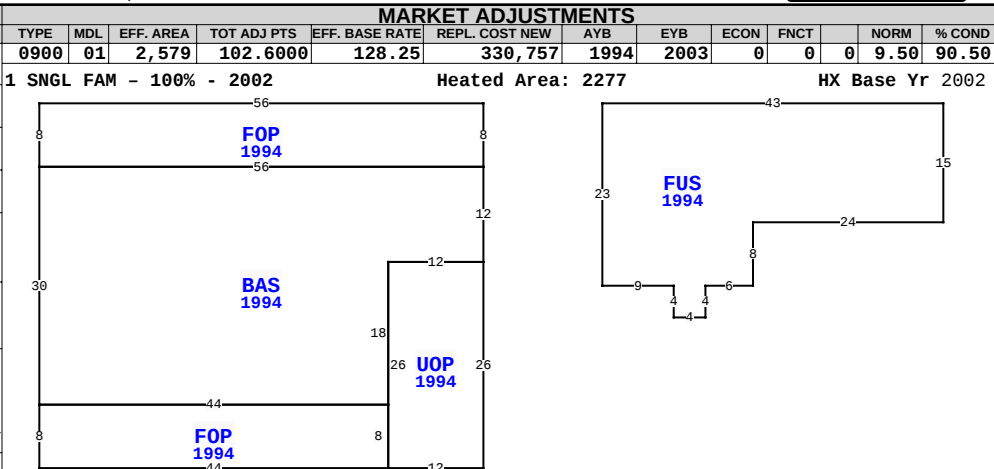
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,464	100	1,464	169,921
FOP	352	30	106	12,303
FOP	448	30	134	15,553
FUS	813	100	813	94,362
UOP	312	20	62	7,197

TOTALS	3,389		2,579	299,335
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0940	SHEDS/PORT	0	100	10	6	60.00	SF	30.00
3	0350	CARPORT WD	0	100	10	10	100.00	SF	8.58
4	1242	WD DECK A	0	100	16	10	160.00	SF	10.00
5	1242	WD DECK A	0	100	0	0	711.00	SF	10.00
6	0940	SHEDS/PORT	0	100	24	12	288.00	SF	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	1.55

REVIEW DATE	02/03/2022	BY	KBA
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BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2,000.00	100	1994	1994	3	76	1,520	
30.00	100	2000	2000	3	20	360	
8.58	100	2000	2000	3	20	172	
10.00	100	2000	2000	3	20	320	
10.00	100	2002	2002	3	20	1,422	
30.00	100	2002	2002	3	20	1,728	

TOTAL OB/XF									
5,522									

Total Acres:	1.55	Total Land Value:	69,750	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		299,335	
TOTAL MARKET OB/XF VALUE		5,522	
TOTAL LAND VALUE - MARKET		69,750	
TOTAL MARKET VALUE		374,607	
SOH/AGL Deduction		186,190	
ASSESSED VALUE		188,417	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		138,417	
TOTAL JUST VALUE		374,607	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		361,394	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21014814	REPAIR/RRF	15,000	10/27/2021
18006196	REPAIR/RRF	16,547	08/01/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
1301/1629	3/15/2005	TD U	I	I	01
GRANTOR: ROSZELL NANCY R TRUST					
GRANTEE: ROSZELL TIMOTHY J &					
1022/0545	12/03/2001	WD U	I	I	09
GRANTOR: PAYNE MICHAEL A & CYN					
GRANTEE: PAGE EVELYN M ETAL					

BUILDING NOTES					

BUILDING DIMENSIONS					
FOP=[YR=1994] W56 S8 BAS=[YR=1994] S30 FOP=[YR=1994] S8 E44 UOP=[YR=1994] E12 N26 W12 S26\$ N8 W44\$ E44 N18 E12 N12 W56\$ E56 N8\$ PTR=E15 FUS=[YR=1994] E43 S15 W24 S8 W6 S4 W4 N4 W9 N23\$ W15\$.					

OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

Common:	69,750	PRINTED 08/06/2024 BY SYS
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