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

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

2024

05-2N-26-0000-0003-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1001	V C W/XFOB	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

SR 200, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	10,982
TOTAL LAND VALUE - MARKET	419,800
TOTAL MARKET VALUE	430,782
SOH/AGL Deduction	300,576
ASSESSED VALUE	130,206
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	130,206
TOTAL JUST VALUE	430,782
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	118,369

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B029415	NEW CONSTR	0	04/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1301/1629	3/15/2005	TD	U	I	01	100
GRANTOR: ROSZELL NANCY R TRUST						
GRANTEE: ROSZELL TIMOTHY J &						
1022/0545	12/03/2001	WD	U	I	09	251,700
GRANTOR: PAYNE MICHAEL A						
GRANTEE: PAGE EVELYN M ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

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	0200	BARN WD 0-	0	0	44	30	1,320.00	SF	20.00	20.00	100	2002	2002	3	30	7,920	
2	0940	SHEDS/PORT	0	0	12	8	96.00	SF	30.00	30.00	100	2002	2002	3	20	576	
3	0811	CONCRETE B	0	0	24	24	576.00	SF	5.20	5.20	100	2003	2003	3	83	2,486	

LAND DESCRIPTION

TOTAL OB/XF 10,982

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	001001	C	V CM/XFOBT	0		CG	0.00	0.00	169,900.00	SF		1.00	1.00	1.00	2.00	2.00	339,800							
2	000115	C	SFR ACRES	0		OR			5.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	80,000							

REVIEW DATE 02/14/2024 BY KBA Total Acres: 169,905.00 Total Land Value: 419,800 Market: 0 Agricultural: 0 Common: 419,800 PRINTED 08/06/2024 BY SYS