PT OF SEC 05-2N-26E
IN OR 434/152 & OR 2010/940
(EX R/W CASE #2002-CA96)

LATHROP CHRISTOPHER & PHYLLIS
451646 STATE ROAD 200
CALLAHAN, FL 32011

2024

05-2N-26-0000-0004-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

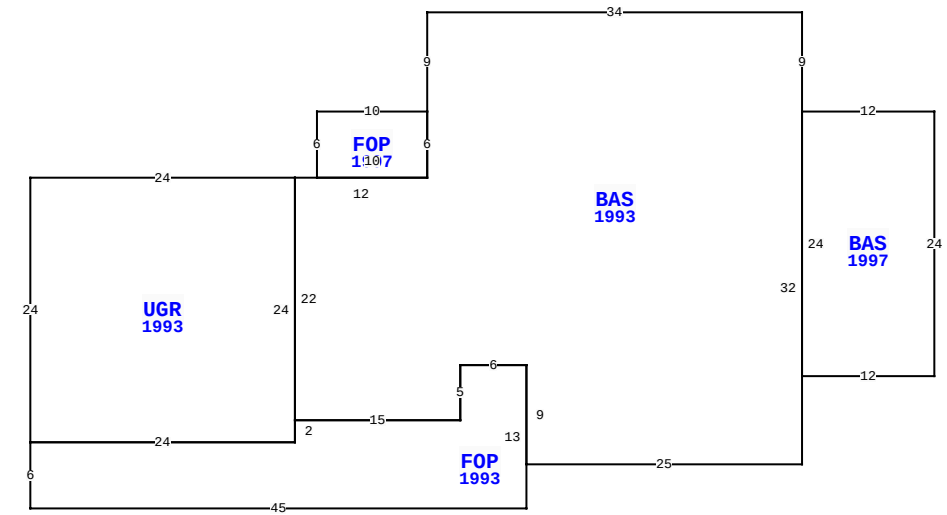
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,592	100	1,592	131,634
BAS	288	100	288	23,814
FOP	342	30	103	8,517
FOP	60	30	18	1,488
UGR	576	45	259	21,416
TOTALS	2,858		2,260	186,867

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,260	104.8600	99.62	225,141	1984	1984	0	0	0	17.00	83.00

1 SINGLE FAM – 100% - 1985 Heated Area: 1880 HX Base Yr 1985



451646 SR 200, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		203,295
TOTAL MARKET OB/XF VALUE		11,872
TOTAL LAND VALUE - MARKET		99,450
TOTAL MARKET VALUE		314,617
SOH/AGL Deduction		140,413
ASSESSED VALUE		174,204
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		124,204
TOTAL JUST VALUE		314,617
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		307,454

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9927614	MH MOVE-ON	0	07/01/1999
9704014	ADDITION	15,230	06/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2010/0940	10/22/2015	WD	U	I	37	28,000
GRANTOR: EDWARDS YVONNE LIVING						
GRANTEE: LATHROP CHRISTOPHER						
0434/0152	9/01/1984	WD	Q	I		45,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W12 BAS=[YR=1993] N9 W34 S9 FOP=[YR=1997] W10 S6 E10 N6 $ S6 W12 UGR=[YR=1993] W24 S24 FOP=[YR=1993] S6 E45 N13 W6 S5 W15 S2 W24 $ E24 N24 $ S22 E15 N5 E6 S9 E25 N32 $ S24 E12 N24 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	58	2,030	
2	0810	CONCRETE A	0	100	0	0	130.00	SF	6.50	6.50	100	1997	1997	3	73	617	
3	1242	WD DECK A	0	100	0	0	1,222.00	SF	10.00	10.00	100	2012	2012	3	55	6,721	
4	0462	ST/AL FNC	0	100	0	0	112.00	SF	10.00	10.00	100	2012	2012	3	68	762	
5	0940	SHEDS/PORT	0	100	16	12	192.00	SF	30.00	30.00	100	2000	2000	3	20	1,152	
6	0350	CARPORT WD	0	100	16	10	160.00	SF	9.23	9.23	100	2000	2000	3	20	295	
7	0350	CARPORT WD	0	100	16	10	160.00	SF	9.23	9.23	100	2000	2000	3	20	295	

LAND DESCRIPTION

TOTAL OB/XF 11,872

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	0004	OR	0.00	0.00	2.21	AC		1.00	1.00	1.00	45,000.00	45,000.00	99,450							

REVIEW DATE 05/10/2024 BY TWA Total Acres: 2.21 Total Land Value: 99,450 Market: 0 Agricultural: 0 Common: 99,450 PRINTED 08/06/2024 BY SYS

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CALLAHAN, FL 32011

2024

05-2N-26-0000-0004-0110

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type		N/A 100
Bedrooms		1 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

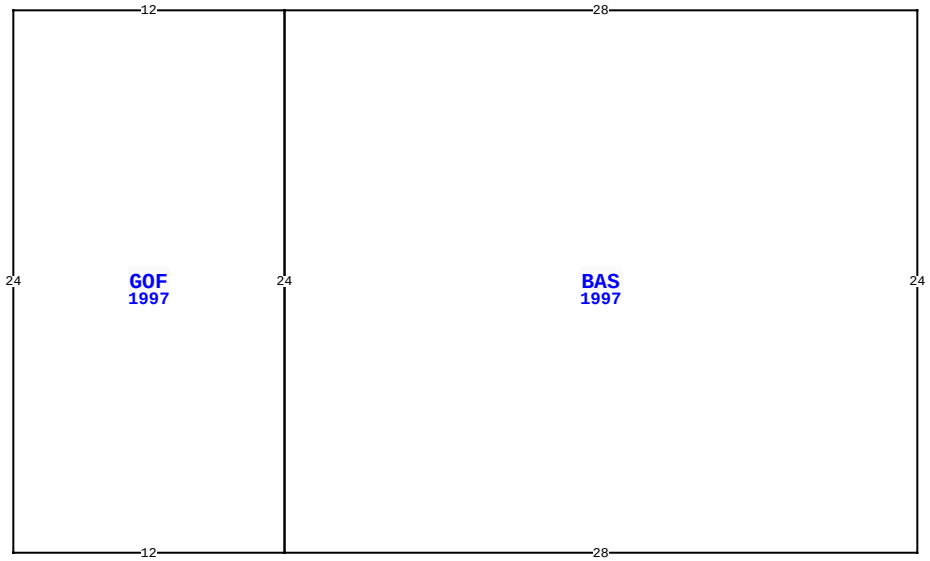
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	672	10,698
GOF	288	125	360	5,731
TOTALS	960		1,032	16,428

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,032	84.2400	29.48	30,423	1997	1997	0	0	0	46.00	54.00

2 GARAGE RES – 100% - 1985 Heated Area: 960 HX Base Yr 1985



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451646 SR 200, CALLAHAN

NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		307,454

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0434/0152	9/01/1984	WD	Q	I		45,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W28 GOF=[YR=1997] W12 S24 E12 N24$S24 E28 N24$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/10/2024 BY TWA Total Acres: 2.21 Total Land Value: 99,450 Market: 0 Agricultural: 0 Common: 99,450 PRINTED 08/06/2024 BY SYS