

PT OF S1/2 OF NW1/4 (LOT 3)
IN OR 2455/1917
EX R/W OR 966/1828

BIOLSI JOSHUA & BROOKE
450799 SR 200
CALLAHAN, FL 32011

2024

14-2N-25-0000-0010-0000



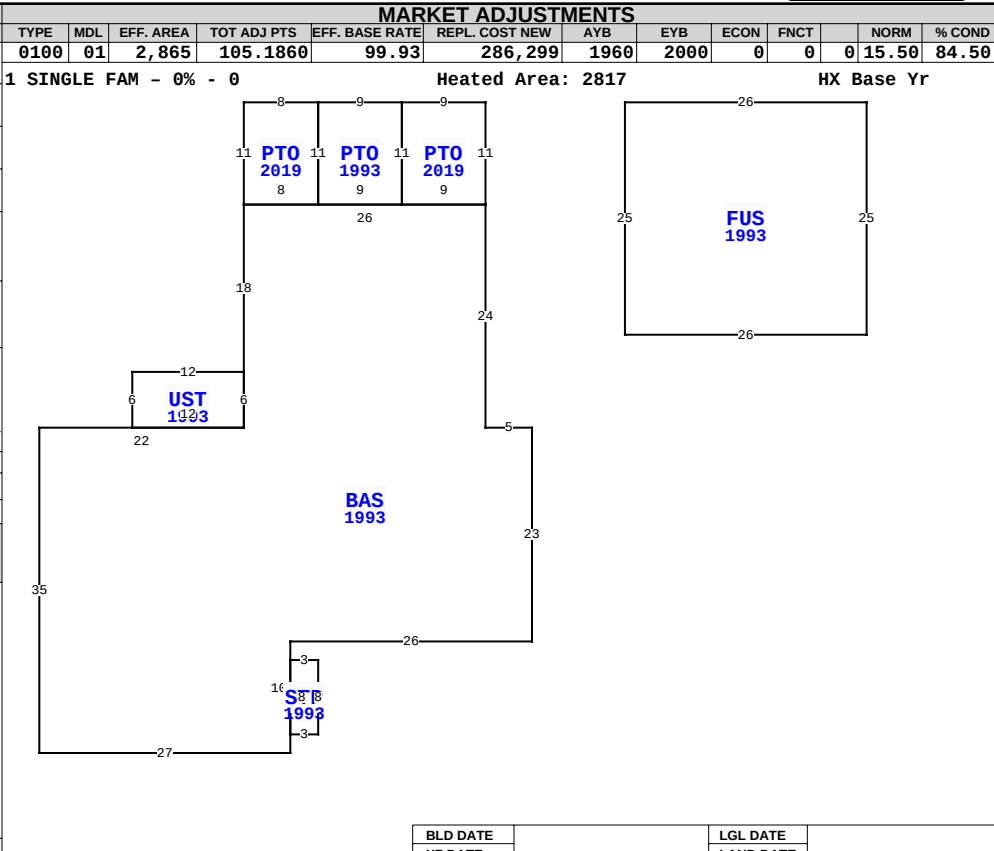
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 50
Exterior Wall	30	VINYL 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
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	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,167	100	2,167	182,983
FUS	650	100	650	54,887
PTO	99	5	5	423
PTO	88	5	4	338
PTO	99	5	5	423
STP	24	10	2	169
UST	72	45	32	2,702
TOTALS	3,199		2,865	241,923

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	0	0	0	1,220.00	SF	2.40	2.40	
2	0825	BRICK	0	0	0	0	96.00	SF	12.50	12.50	
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	

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	0	0004	OR	0.00	0.00	1.58	AC	



450799 SR 200, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY									
PAGE 1 of 3									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					319,753				
TOTAL MARKET OB/XF VALUE					2,573				
TOTAL LAND VALUE - MARKET					55,300				
TOTAL MARKET VALUE					377,626				
SOH/AGL Deduction					16,851				
ASSESSED VALUE					360,775				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					360,775				
TOTAL JUST VALUE					377,626				
NCON VALUE					0				
INCOME VALUE					0				
PREVIOUS YEAR MKT VALUE					336,309				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21011209	GARAGE	61,536	08/24/2021
21008654	GARAGE	29,332	07/01/2021
21000735	REPAIR/RRF	9,000	01/22/2021
R1313496	REPAIR/RRF	5,600	05/01/2013
M95959	H/AC	0	02/01/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2455/1917	3/31/2021	SW	Q	I	01	325,000	
GRANTOR:FLORIDA LAND TRUST NO							
GRANTEE:BIOLSI JOSHUA & BRO							
2401/0763	10/19/2020	CT	U	I	18	135,500	
GRANTOR:CLERK OF COURT							
GRANTEE:FLORIDA LAND TRUST							

BUILDING NOTES									
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BUILDING DIMENSIONS									
PTO=[YR=2019] W9 PTO=[YR=1993] W9 PTO=[YR=2019] W8 S11 BAS=[YR=1993] S18 UST=[YR=1993] W12 S6 E12 N6\$ S6 W22 S35 E27 N2 STP=[YR=1993] E3 N8 W3 S8\$ N10 E26 N23 W5 N24 W26\$ E8 N11\$ S11 E9 N11\$ S11 E9 N11\$ PTR=E15 FUS=[YR=1993] E26 S25 W26 N25\$ W15\$.									

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[illegible]

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BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	25	MOD METAL 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	03	CONC FINSH 100		
Air Condition	01	NONE 100		
Heating Type	01	NONE 100		
Bedrooms		0 100		
Bathrooms		0 100		
Frame	05	STEEL 100		
Stories	1.	1. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality		04	Quality Level 04	
DOR CODE		0100	SINGLE FAMILY	
MAP NUM				08
NEIGHBORHOOD/LOC		8026.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	33,445

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
6500	01	1,200	81.2490	28.44	34,128	2021	2021	0	0	2.00	98.00
3 GARAGE RES - 0% - 0											
Heated Area: 1200											
HX Base Yr											
30 40 40 30 BAS 2021											
BLD DATE											
LGL DATE											