IN OR 2250/11
EX R/W OR 1144/1538

450841 SR 200 TRUST/RAYNE KEITH
450841 SR 200
CALLAHAN, FL 32011

2024

14-2N-25-0000-0014-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

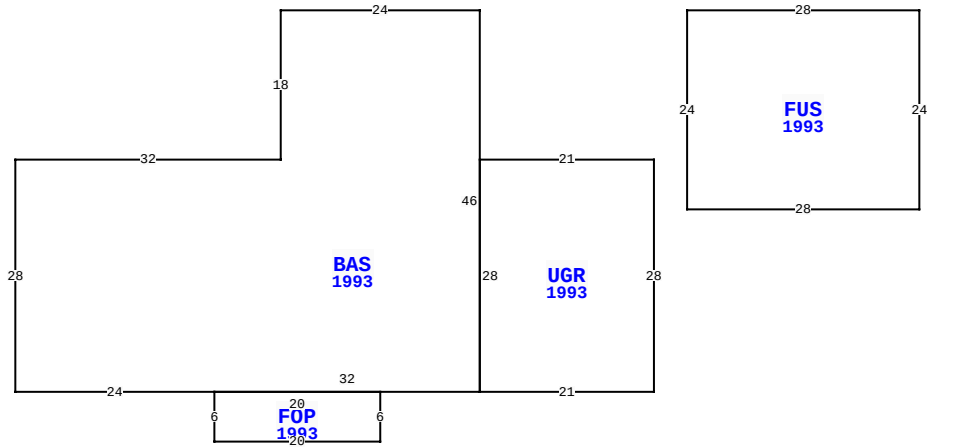
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	20	FACE BRICK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
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	2,000	100	2,000	212,322
FOP	120	30	36	3,822
FUS	672	100	672	71,340
UGR	588	45	265	28,132
TOTALS	3,380		2,973	315,617

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,973	105.9380	132.42	393,685	1967	1990	0	0	0	19.83	80.17

1 SNGL FAM – 100% - 2019 Heated Area: 2672 HX Base Yr 2019



450841 SR 200, CALLAHAN

BLD DATE	06/19/2008 JW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		315,617
TOTAL MARKET OB/XF VALUE		20,062
TOTAL LAND VALUE - MARKET		45,850
TOTAL MARKET VALUE		381,529
SOH/AGL Deduction		166,738
ASSESSED VALUE		214,791
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		164,791
TOTAL JUST VALUE		381,529
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		367,663

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18002189	REPAIR/RRF	12,000	03/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2250/0011	12/31/2018	SW	Q	I	01	217,800
GRANTOR: RIVER CITY HOLDINGS L						
GRANTEE: 450841 SR 200 TRUST						
2176/1554	1/29/2018	SW	U	I	12	131,000
GRANTOR: MORGAN STANLEY MORTGA						
GRANTEE: RIVER CITY HOLDINGS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S18 W32 S28 E24 FOP=[YR=1993] S6 E20 N6 W20$ E32 UGR=[YR=1993] E21 N28 W21 S28$ N46$ PTR=E25 FUS=[YR=1993] E28 S24 W28 N24$ W25$.

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	0861	POOL GUNIT	0	100	0	0	576.00	SF	85.00	85.00	100	1990	1990	3	20	9,792	
2	0940	SHEDS/PORT	0	100	0	0	128.00	SF	20.10	20.10	100	1980	1980	3	20	515	
3	0810	CONCRETE A	0	100	80	8	640.00	SF	6.50	6.50	100	1982	1982	3	38	1,581	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	54	1,890	
5	0845	KOOL DECK	0	100	0	0	750.00	SF	7.25	7.25	100	1980	1980	3	32.5	1,767	
6	1242	WD DECK A	0	100	0	0	668.00	SF	10.00	10.00	100	1990	1990	3	20	1,336	
7	0350	CARPORT WD	0	100	0	0	432.00	SF	13.00	13.00	100	1997	1997	3	20	1,123	
8	0810	CONCRETE A	0	100	38	14	532.00	SF	6.50	6.50	100	1990	1990	3	59.5	2,058	

LAND DESCRIPTION

TOTAL OB/XF 20,062

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		OR	0.00	0.00	1.31	AC		1.00	1.00	1.00	35,000.00	35,000.00	45,850							

REVIEW DATE 09/19/2022 BY KBA Total Acres: 1.31 Total Land Value: 45,850 Market: 0 Agricultural: 0 Common: 45,850 PRINTED 08/06/2024 BY SYS