

LOT 5 UNR SUB
IN OR 2598/1
ESMT PT OR 1640/1989

BISHOP NANCY MCNEESE REV TRUST/BISHOP NANCY L M CO
450543 SR 200
CALLAHAN, FL 32011

2024

42-2N-25-0000-0014-0050



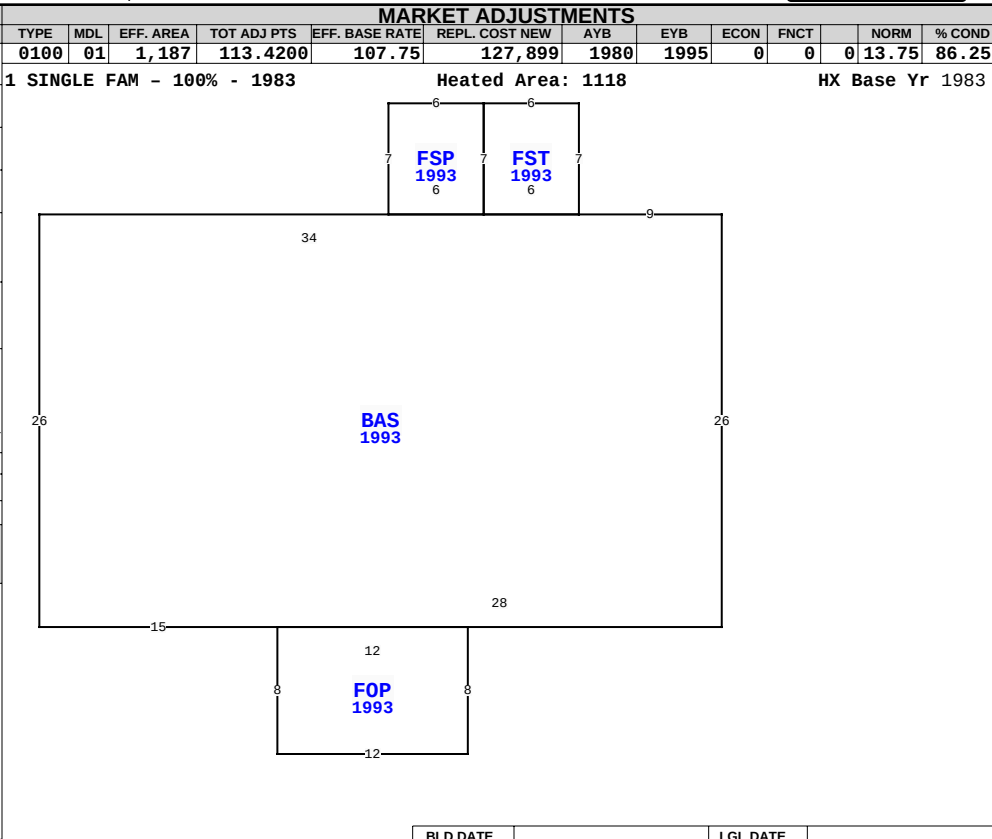
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 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	1,118	100	1,118	103,901
FOP	96	30	29	2,695
FSP	42	40	17	1,580
FST	42	55	23	2,137
TOTALS	1,298		1,187	110,313

TOTALS		1, 298		1, 187	110, 313	
EXTRA FEATURES						
L N	OB/IF CODE	DESCRIPTION	BLD	CAP	L	W
1	0810	CONCRETE A	0	100	0	0
2	0940	SHEDS/PORT	0	100	20	12
3	0940	SHEDS/PORT	0	100	34	12

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	



450543 SR 200, CALLAHAN	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		110,313	
TOTAL MARKET OB/XF VALUE		8,173	
TOTAL LAND VALUE - MARKET		25,900	
TOTAL MARKET VALUE		144,386	
SOH/AGL Deduction		68,109	
ASSESSED VALUE		76,277	
TOTAL EXEMPTION VALUE		HX HB WX	
BASE TAXABLE VALUE		21,277	
TOTAL JUST VALUE		144,386	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		139,803	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24203	REMODEL	6,500	12/01/2010

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2598/0001	9/15/2022	TD	U	I	11	100	
GRANTOR: BISHOP NANCY M							
GRANTEE: BISHOP NANCY L MCNE							
0364/0731	7/01/1982	WD	Q	I		30,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=1993] W9 FST=[YR=1993] N7 W6 FSP=[YR=1993] W6 S7 E6 N7 \$ S7 E6 \$ W34 S26 E15 FOP=[YR=1993] S8 E12 N8 W12 \$ E28 N26 \$.													