

PT OF SEC 42-2N-25E
IN OR 2183/1864
(EX R/W OR 1041/1016)

HARDEN LINDA
450540 SR 200
CALLAHAN, FL 32011

2024

42-2N-25-0000-0017-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	1,676	100	1,676	146,100
SFB	483	80	386	33,649
USP	220	30	66	5,754

TOTALS	2,379		2,128	185,502
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0511	GARAGE CB-	0 100	20	30	600.00	SF	40.00	
3	0810	CONCRETE A	0 100	0	0	761.00	SF	6.50	
4	1127	BRICK 8"	0 100	2	60	120.00	SF	11.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	1.90

REVIEW DATE	11/14/2022	BY	KW
-------------	------------	----	----

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,128	119.9520	113.95	242,486	1972	1995	0	0	0	23.50	76.50	
1 SINGLE FAM - 100% - 2020													
Heated Area: 2062													
HX Base Yr 2020													

450540 SR 200, CALLAHAN	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF													
24,846													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	1.90	AC		1.00	1.00

Total Acres: 1.90	Total Land Value: 66,500	Market: 0	Agricultural: 0
-------------------	--------------------------	-----------	-----------------

NASSAU COUNTY PROPERTY			
PAGE 1 of 3			6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		209,188	
TOTAL MARKET OB/XF VALUE		24,846	
TOTAL LAND VALUE - MARKET		66,500	
TOTAL MARKET VALUE		300,534	
SOH/AGL Deduction		169,223	
ASSESSED VALUE		131,311	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		76,311	
TOTAL JUST VALUE		300,534	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		293,786	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313489	REPAIR/RRF	2,000	05/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2183/1864	3/15/2018	WD	Q	I	01	135,000
GRANTOR: ZAHN EDWARD R ET AL						
GRANTEE: HARDEN ERNEST & LIN						
2183/0004	3/07/2018	WD	U	I	11	100
GRANTOR: ZAHN EDWARD R ET AL						
GRANTEE: ZAHN EDWARD R ET AL						

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=1993] W42 USP=[YR=2022] N11 W20 S11 E20\$ W20 S14 SFB=[YR=2022] S23 E21 N23W21\$ E21 S17 E4 S3 E37 N34\$.									

HARDEN LINDA
450540 SR 200
CALLAHAN, FL 32011

42-2N-25-0000-0017-0030

[illegible]

HARDEN LINDA
450540 SR 200
CALLAHAN, FL 32011

42-2N-25-0000-0017-0030

[illegible]