

BEASLEY RONALD KEITH
451697 STATE ROAD 200
CALLAHAN, FL 32011

2025



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT										CD CONSTRUCTION										PAGE 1 of 2												
Exterior Wall										08	WD ON PLY 100										4											
Roof Structur										07	GAMBREL 100																					
Roof Cover										12	MODULAR MT 100																					
Interior Wall										05	DRYWALL 100																					
Interior Floo										14	CARPET 60																					
Interior Floo										08	SHT VINYL 40																					
Air Condition										01	NONE 100																					
Heating Type										01	NONE 100																					
Bedrooms										3 100																						
Bathrooms										2 100																						
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												
YEAR										TOT ADJ AREA										SUBAREA MARKET VALUE												
BAS										853	100	1993	853										64,515									
FSP										120	40	1993	48										3,630									
UOP										39	20	1993	8										605									
UOP										75	20	1993	15										1,135									
TOTALS										1,087	924										69,884											
EXTRA FEATURES										451697 SR 200, CALLAHAN																						
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												
1 0940										SHEDS/PORT										0 100 12 10												
2 0300										BOAT DCK W										0 100 8 4												
3 0940										SHEDS/PORT										0 100 16 12												
4 0940										SHEDS/PORT										0 100 10 8												
5 0810										CONCRETE A										0 100 0 0												
LAND DESCRIPTION										TOTAL OB/XF										2,713												
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										TOT ADJ												
UNIT PRICE										ADJ UNIT PRICE										LAND VALUE												
OTHER ADJUSTMENTS AND NOTES										YEAR										DENSITY												
DECL										FRZ										YR												
CONSRV																																
1 000100										C										RES												
100										0004										OR												
0.00										0.00										1.88												
AC										1.00										1.00												
45,000.00										45,000.00										84,600												
REVIEW DATE										08/05/2021										BY												
KBA										Total Acres: 1.88										Total Land Value: 84,600												
Market: 0										Agricultural: 0										Common: 84,600												
PRINTED 07/30/2025 BY SYS																																

BEASLEY RONALD KEITH
451697 STATE ROAD 200
CALLAHAN, FL 32011

2025

04-2N-26-0000-0002-0000

[illegible]