IN OR 2038/1879
PARCELS 4-1 & 1-2
EX R/W CASE #2002-CA97

LATHROP JASON CHRISTOPHER
451672 SR 200
CALLAHAN, FL 32011

2025

04-2N-26-0000-0004-0010

BUILDING CHARACTERISTICS

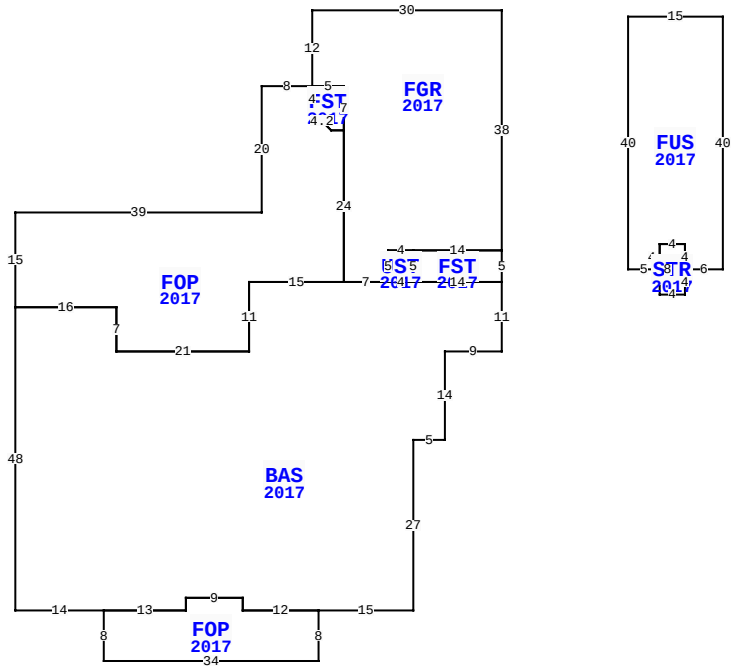
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	21	STONE 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	3,187	100	2017	3,187	455,696
FGR	1,045	55	2017	575	82,217
FOP	290	30	2017	87	12,440
FOP	1,097	30	2017	329	47,042
FST	31	55	2017	17	2,431
FST	70	55	2017	38	5,433
FUS	584	100	2017	584	83,504
STR	32	10	2017	3	429
UST	20	45	2017	9	1,287
TOTALS	6,356			4,829	690,477

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,829	111.7914	147.56	712,567	2017	2017	0	0	0	3.10	96.90

2 SNGL FAM - 100% - 2020 Heated Area: 3771 HX Base Yr 2020



451672 SR 200, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		690,477
TOTAL MARKET OB/XF VALUE		106,261
TOTAL LAND VALUE - MARKET		53,100
TOTAL MARKET VALUE		849,838
SOH/AGL Deduction		290,025
ASSESSED VALUE		559,813
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		509,091
TOTAL JUST VALUE		849,838
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		817,568

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17009828	CO ISSUED	0	11/06/2017
B1702418	SWIM POOL	30,000	04/01/2017
B1633622	NEW CONSTR	486,219	12/01/2016
2480	H/AC	2,800	03/04/1988
2939	NEW CONSTR	52	03/04/1988
4710	NEW CONSTR	32,825	03/04/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2038/1879	4/08/2016	WD	Q	V	01	35,000
GRANTOR: NESSLER JOHNNY R						
GRANTEE: LATHROP JASON CHRIS						
0767/1100	8/06/1996	WD	Q	I		72,000
GRANTOR: JONES JOSEPH Z & ROBI						
GRANTEE: NESSLER JOHNNY R						

BUILDING NOTES

EXTRA FEATURES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2017	2017	3	97	3,395	
2	0855	CONC PAVER	0	100	0	0	3,700.00	SF	10.00	10.00	100	2017	2017	3	96	35,520	
3	0462	ST/AL FNC	0	100	0	0	576.00	SF	10.00	10.00	100	2017	2017	3	81	4,666	
4	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2017	2017	3	90	540	
5	0811	CONCRETE B	0	100	0	0	1,088.00	SF	5.20	5.20	100	2017	2017	3	96	5,431	
6	0861	POOL GUNIT	0	100	0	0	535.00	SF	85.00	85.00	100	2017	2017	3	81	36,835	
7	0855	CONC PAVER	0	100	0	0	766.00	SF	10.00	10.00	100	2017	2017	3	96	7,354	
8	0462	ST/AL FNC	0	100	275	0	1,100.00	SF	10.00	10.00	100	2024	2020		90	9,900	
9	0463	FENCE GATE	0	100	0	0	4.00	UT	300.00	300.00	100	2024	2020		95	1,140	
10	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2017		74	1,480	

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=-77,46] S48 E14 E13 N2 E9 S2 E12 E15 N27 E5 N14 E9 N11 W14 W4 W7 W15 S11 W21 N7 W16 $
FGR=[YR=2017;ORIG=0,-1] W30 S12 E5 S7 S24 E7 N5 E4 E14 N38 $
FOP=[YR=2017;ORIG=-30,11] W8 S20 W39 S15 E16 S7 E21 N11 E15 N24 W2 U3L3 N4 $
FUS=[YR=2017;ORIG=20,0] E15 S40 W6 N4 W4 S4 W5 N40 $
FOP=[YR=2017;ORIG=-63,94] S8 E34 N8 W12 N2 W9 S2 W13 $
FST=[YR=2017;ORIG=0,42] N5 W14 S5 E14 $
STR=[YR=2017;ORIG=29,40] S4 W4 N8 E4 S4 $
FST=[YR=2017;ORIG=-25,18] W2 U3L3 N4 E5 S7 $
UST=[YR=2017;ORIG=-14,37] W4 S5 E4 N5 $
PTR=[ORIG=0,0] E20 W20 $

LAND DESCRIPTION

TOTAL OB/XF 106,261

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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		OR	0.00	0.00	1.18	AC		1.00	1.00	1.00	45,000.00	45,000.00	53,100							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.18 Total Land Value: 53,100 Market: 0 Agricultural: 0 Common: 53,100 PRINTED 07/30/2025 BY SYS