

OR 667/1251 & OR 667/1249 &
OR 763/1224
PARCELS 4-2 & 4

JONES LEONARD BRUCE & LINDA M
451706 STATE ROAD 200
CALLAHAN, FL 32011

2025

04-2N-26-0000-0004-0020



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																						
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																									
Exterior Wall	05	AVERAGE 90	0900	01	2,034	95.6700	126.28	256,854	1992	1997	0	0	0	13.95	86.05	STANDARD																								
Exterior Wall	20	FACE BRICK 10	1 SNGL FAM - 100% - 1993														Heated Area: 1743												HX Base Yr											
Roof Structur	03	GABLE/HIP 100															VALUATION BY												STANDARD											
Roof Cover	03	COMP SHNGL 100															Tax Group: 4												Tax Dist:											
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE												234,173											
Interior Floo	14	CARPET 90															TOTAL MARKET OB/XF VALUE												62,915											
Interior Floo	08	SHT VINYL 10															TOTAL LAND VALUE - MARKET												140,100											
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE												437,188											
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction												54,525											
Bedrooms	03	3 100															ASSESSED VALUE												382,663											
Bathrooms	04	2 100															TOTAL EXEMPTION VALUE												13 365,863											
Frame	02	WOOD FRAME 100															BASE TAXABLE VALUE												16,800											
Stories	1.	1. 100	TOTAL JUST VALUE												437,188																									
Units	0	0 100	NCON VALUE												16,800																									
Occupancy	00	NONE 100	INCOME VALUE												PREVIOUS YEAR MKT VALUE												355,552													
Quality			01	Quality Level 01																																				
DOR CODE			0100 SINGLE FAMILY																																					
MAP NUM																05																								
NEIGHBORHOOD/LOC			5001.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	1,743	100	1993	1,743	189,401																																			
FOP	190	30	1993	57	6,194																																			
USP	780	30	1994	234	25,428																																			
TOTALS			2,713		2,034	221,023																																		
EXTRA FEATURES						451706 SR 200, CALLAHAN																																		
						BLD DATE 01/08/2010 KK LGL DATE 05/09/2025 MLU																																		
						XF DATE																																		
						INC DATE																																		
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	1992	1992	3	70	2,450																								
2	0810	CONCRETE A	0	100	0	0	461.00	SF	6.50	6.50	100	1993	1993	3	64	1,918																								
3	0861	POOL GUNIT	0	100	18	35	630.00	SF	85.00	85.00	100	1994	1994	3	20	10,710																								
4	0845	KOOL DECK	0	100	0	0	1,892.00	SF	7.25	7.25	100	1994	1994	3	66	9,053																								
5	0940	SHEDS/PORT	0	100	6	8	48.00	SF	30.00	30.00	100	1994	1994	3	20	288																								
6	1242	WD DECK A	0	100	12	12	144.00	SF	10.00	10.00	100	2005	2005	3	22	317																								
7	0200	BARN WD 0-	0	100	0	0	2,016.00	SF	20.00	20.00	100	2005	2005	3	36	14,515																								
8	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	2000	2000	3	20	864																								
9	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2003	2003	3	100	6,000																								
10	0510	GARAGE WD-	0	0	20	24	480.00	SF	35.00	35.00	100	2026	2024		100	16,800																								
TOTAL OB/XF 62,915																																								
LAND DESCRIPTION																																								
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		OR	0.00	0.00	4.67	AC		1.00	1.00	1.00	30,000.00	30,000.00	140,100																							
REVIEW DATE 04/28/2020 BY KBA Total Acres: 4.67 Total Land Value: 140,100 Market: 0 Agricultural: 0 Common: 140,100 PRINTED 07/30/2025 BY SYS																																								

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