

PT OF SW1/4 OF SE1/4 OF
SEC 5-2N-26E IN OR 1301/1629
BEING PARCEL "A"

ROSZELL TIMOTHY J & NANCY R
451563 STATE ROAD 200
CALLAHAN, FL 32011

2025

05-2N-26-0000-0003-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

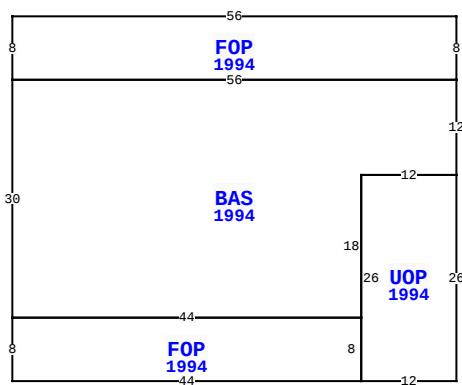
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,464	100	1994	1,464	178,443
FOP	352	30	1994	106	12,920
FOP	448	30	1994	134	16,333
FUS	813	100	1994	813	99,095
UOP	312	20	1994	62	7,557

TOTALS	3,389			2,579	314,347
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0940	SHEDS/PORT	0	100	10	6	60.00	SF	30.00
3	0350	CARPORT WD	0	100	10	10	100.00	SF	8.58
4	1242	WD DECK A	0	100	16	10	160.00	SF	10.00
5	1242	WD DECK A	0	100	0	0	711.00	SF	10.00
6	0940	SHEDS/PORT	0	100	24	12	288.00	SF	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0004	OR	0.00	0.00	1.55

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,579	102.6000	135.43	349,274	1994	2003	0	0	0	10.00	90.00
1 SNGL FAM - 100% - 2002 Heated Area: 2277 HX Base Yr 2002												



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

451563 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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1994	1994	3	74	1,480	
2	0940	SHEDS/PORT	0	100	10	6	60.00	SF	30.00	30.00	100	2000	2000	3	20	360	
3	0350	CARPORT WD	0	100	10	10	100.00	SF	8.58	8.58	100	2000	2000	3	20	172	
4	1242	WD DECK A	0	100	16	10	160.00	SF	10.00	10.00	100	2000	2000	3	20	320	
5	1242	WD DECK A	0	100	0	0	711.00	SF	10.00	10.00	100	2002	2002	3	20	1,422	
6	0940	SHEDS/PORT	0	100	24	12	288.00	SF	30.00	30.00	100	2002	2002	3	20	1,728	

TOTAL OB/XF										5,482							
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
1	000100	C	RES	100	0004	OR	0.00	0.00	1.55	AC		1.00	1.00	1.00	45,000.00	45,000.00	69,750

NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 4										Tax Dist:				
BUILDING MARKET VALUE										314,347				
TOTAL MARKET OB/XF VALUE										5,482				
TOTAL LAND VALUE - MARKET										69,750				
TOTAL MARKET VALUE										389,579				
SOH/AGL Deduction										195,698				
ASSESSED VALUE										193,881				
TOTAL EXEMPTION VALUE										50,722				
BASE TAXABLE VALUE										143,159				
TOTAL JUST VALUE										389,579				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										374,607				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21014814	REPAIR/RRF	15,000	10/27/2021
18006196	REPAIR/RRF	16,547	08/01/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1301/1629	3/15/2005	TD	Q	I	01		100
GRANTOR: ROSZELL NANCY R TRUST							
GRANTEE: ROSZELL TIMOTHY J &							
1022/0545	12/03/2001	WD	U	I	09		251,700
GRANTOR: PAYNE MICHAEL A & CYN							
GRANTEE: PAGE EVELYN M ETAL							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=1994] W56 S8 BAS=[YR=1994] S30 FOP=[YR=1994] S8 E44 UOP=[YR=1994] E12 N26 W12 S26\$ N8 W44\$ E44 N18 E12 N12 W56\$ E56 N8\$ PTR=E15 FUS=[YR=1994] E43 S15 W24 S8 W6 S4 W4 N4 W9 N23\$ W15\$.									