S1/2 OF SE1/4
OR 284/101
EX DB 243/307 & OR 21/386 &

NESSLER BETTY
451655 STATE ROAD 200
CALLAHAN, FL 32011

2025

05-2N-26-0000-0004-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
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	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

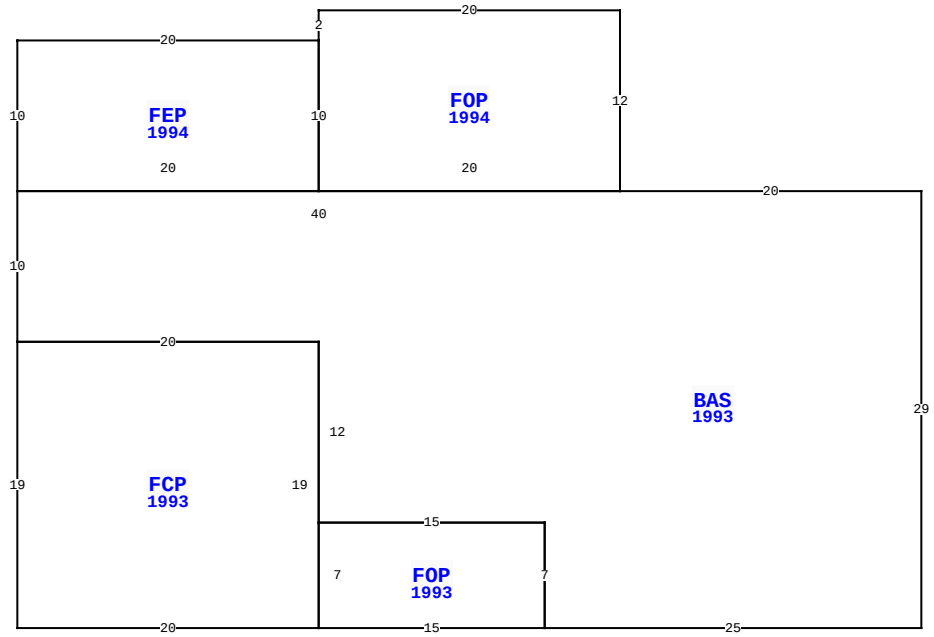
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,255	100	1993	1,255	141,458
FCP	380	25	1993	95	10,708
FEP	200	80	1994	160	18,034
FOP	105	30	1993	32	3,607
FOP	240	30	1994	72	8,116
TOTALS	2,180			1,614	181,924

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,614	117.7794	155.47	250,929	1984	1989	0	0	0	27.50	72.50

1 SNGL FAM – 100% - 0 Heated Area: 1255 HX Base Yr



451655 SR 200, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		187,925
TOTAL MARKET OB/XF VALUE		18,565
TOTAL LAND VALUE - MARKET		194,525
TOTAL MARKET VALUE		401,015
SOH/AGL Deduction		115,911
ASSESSED VALUE		285,104
TOTAL EXEMPTION VALUE	HX HB WX SL	282,300
BASE TAXABLE VALUE		2,804
TOTAL JUST VALUE		401,015
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		404,585

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B018924	NEW CONSTR	92,000	09/01/2001
8199	TEMP POLE	100	05/26/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 FOP=[YR=1994] N12 W20 S2 FEP=[YR=1994] W20 S10 E20 N10$ S10 E20$ W40 S10 FCP=[YR=1993] S19 E20 FOP=[YR=1993] E15 N7 W15 S7$ N19 W20 $ E20 S12 E15 S7 E25 N29$.

EXTRA FEATURES

LN	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	0570	JUNK HOUSE	0	100	0	0	1.00	UT	5,000.00	5,000.00	71	1944	1944	3	71	3,550	
2	0511	GARAGE CB-	0	0	24	18	432.00	SF	40.00	40.00	100	1955	1955	3	20	3,456	
3	0756	FEP	0	0	24	12	288.00	SF	27.00	27.00	100	1998	1998	3	20	1,555	
4	0681	POLE SHED	0	0	49	19	931.00	SF	15.00	15.00	100	1985	1985	3	20	2,793	
5	0350	CARPORT WD	0	100	23	20	460.00	SF	13.00	13.00	100	1991	1991	3	20	1,196	
6	0861	POOL GUNIT	0	100	0	0	396.00	SF	68.00	68.00	100	1973	1973	3	20	5,386	
7	0810	CONCRETE A	0	100	0	0	189.00	SF	5.20	5.20	100	1993	1993	3	64	629	

LAND DESCRIPTION

TOTAL OB/XF 18,565

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	0004	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	15,500.00	15,500.00	46,500							
2	000100	C	RES	100		OR			9.55	AC		1.00	1.00	1.00	15,500.00	15,500.00	148,025							

REVIEW DATE 11/21/2022 BY KBA Total Acres: 12.55 Total Land Value: 194,525 Market: 0 Agricultural: 0 Common: 194,525 PRINTED 07/30/2025 BY SYS

S1/2 OF SE1/4
OR 284/101
EX DB 243/307 & OR 21/386 &

NESSLER BETTY
451655 STATE ROAD 200
CALLAHAN, FL 32011

2025

05-2N-26-0000-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	02	MIN PLYWD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

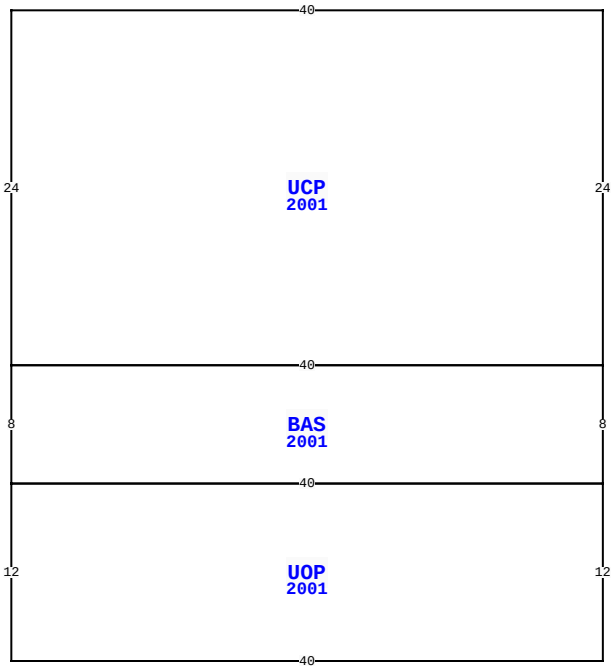
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	320	100	2001	320	3,159
UCP	960	20	2001	192	1,895
UOP	480	20	2001	96	947
TOTALS	1,760			608	6,001

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	608	35.6400	18.89	11,485	1982	1982	0	0	0	47.75	52.25

2 ACCESORY U – 100% - 0 Heated Area: 320 HX Base Yr



451655 SR 200, CALLAHAN

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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		404,585

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2001] W40 S24 BAS=[YR=2001] S8 UOP=[YR=2001] S12 E40 N12 W40 $ E40 N8 W40 $ E40 N24 $.

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 11/21/2022 BY KBA Total Acres: 12.55 Total Land Value: 194,525 Market: 0 Agricultural: 0 Common: 194,525 PRINTED 07/30/2025 BY SYS