

NESSLER JOHNNY R L/E/
451603 SR 200
CALLAHAN, FL 32011-4441

05-2N-26-0000-0004-0080

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall20FACE BRICK 100

Roof Structure03GABLE/HIP 100

Roof Cover12MODULAR MT 100

Interior Wall05DRYWALL 100

Interior Floor14CARPET 60

Interior Floor08SHT VINYL 40

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms2100

Bathrooms2100

Frame02WOOD FRAME 100

Stories Units1.1.100
0100

BUD8 Adjustme04DIST 01 100

Occupancy00NONE 100

Quality02Quality Level 02

DOR CODE5500TIMBERLAND 80-89

MAP NUMMKT AREA05

NEIGHBORHOOD/LOC4001.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,59010020081,590190,865

FGR88055200848458,099

FOP60302008182,160

FOP150302008455,401

TOTALS2,6802,137256,527

EXTRA FEATURES

L NOBIXF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDPTH FACTYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10510GARAGE WD-01002020400.00SF35.0035.00100199919993365,040

20802ASPHALT B010000798.00SF2.402.40100200620063561,073

30811CONCRETE B01004020800.00SF5.205.20100200820083883,661

40810CONCRETE A01000069.00SF6.506.5010020082008388395

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHAT OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZ YR CONSRV

1005000CAGRICULTURAL100CG0.000.0060,550.00SF1.001.001.003.003.00181,650

2005000CAGRICULTURAL100OR0.55AC1.001.001.0045,000.0045,000.0024,750

3005500ATAIMBER 2 N S0CG0.000.000.75AC1.001.001.00525.00525.00394

4009910MMARKET VALUE0CG0.000.000.75AC1.001.001.0045,000.0045,000.0033,750

REVIEW DATE01/30/2024BYKWA

Total Acres: 60,551.30 Total Land Value: 206,794Market: 33,750Agricultural: 394Common: 206,400PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0900012,137103.3410136.41291,508200820080012.0088.00

1 SNGL FAM - 100% - 2007Heated Area: 1590HX Base Yr 2007

22121518

40401010

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451603 SR 200, CALLAHAN

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

05/09/202506/10/2025DC KBA

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE256,527

TOTAL MARKET OB/XF VALUE10,169

TOTAL LAND VALUE - MARKET240,150

TOTAL MARKET VALUE473,490

SOH/AGL Deduction334,368

ASSESSED VALUE139,122

TOTAL EXEMPTION VALUEHX HB WR55,722

BASE TAXABLE VALUE83,400

TOTAL JUST VALUE506,846

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE435,413

ALSO OWNS AG PRCL 05-2N-26-0000-0002-0050

SALES DATA

OFF RECORD NumberDATE

TYPE INSTQUANTITYVALUERSN CD

2568/18746/07/2022LEUII11100

GRANTOR: NESSLER JOHNNY R

GRANTEE: NESSLER JOHNNY R L/

2544/18543/07/2022LEUII11100

GRANTOR: NESSLER JOHNNY R

GRANTEE: NESSLER JOHNNY R L/

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W18 FOP=[YR=2008] W15 S10 E15 N10\$ S10 W15 N10 W12 FGR=[YR=2008] W22 S40 E22 N40\$ S40 E12 FOP=[YR=2008] E15 N4 W15 S4\$ N4 E15 S4 E18 N40\$.