

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

05-2N-26-0000-0004-0190

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				4		
ELEMENT		CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																	
																			VALUATION BY		STANDARD															
																			Tax Group: 4		Tax Dist:															
																			BUILDING MARKET VALUE								0									
																			TOTAL MARKET OB/XF VALUE								6,000									
																			TOTAL LAND VALUE - MARKET								69,300									
																			TOTAL MARKET VALUE								6,808									
																			SOH/AGL Deduction								2,461									
																			ASSESSED VALUE								4,347									
																			TOTAL EXEMPTION VALUE								0									
																			BASE TAXABLE VALUE								4,347									
						TOTAL JUST VALUE								75,300																						
						NCON VALUE								0																						
						INCOME VALUE																														
						PREVIOUS YEAR MKT VALUE								59,900																						
																			OWNS ADJACNT AG																	
DOR CODE		5500	TIMBERLAND 80-89																PERMIT NUM		DESCRIPTION		AMT		ISSUED											
MAP NUM			MKT AREA		05																															
NEIGHBORHOOD/LOC		5001.00																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																															
TOTALS						66100 NESSLER DR, CALLAHAN													BLD DATE		05/01/2025				MLU											
EXTRA FEATURES																			XF DATE								LGL DATE									
																			INC DATE								LAND DATE		AG 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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2004	2004	3	100	6,000																				