SE1/4 OF SE1/4
IN OR 1378/133

WALDRON JOHN A & JULIE N
451629 SR 200
CALLAHAN, FL 32011

2025

05-2N-26-0000-0004-0200

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

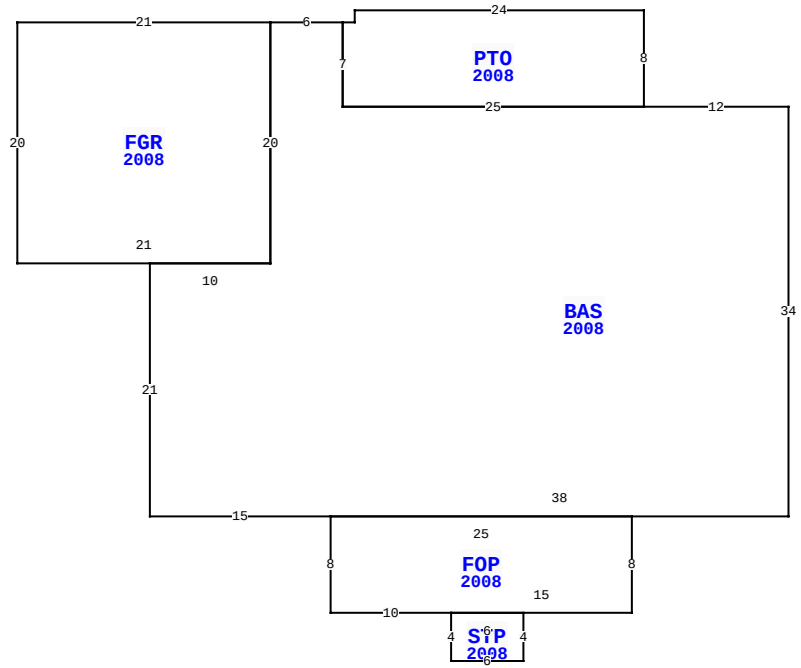
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,714	100	2008	1,714	221,647
FGR	420	55	2008	231	29,872
FOP	200	30	2008	60	7,759
PTO	199	5	2008	10	1,294
STP	24	10	2008	2	259
TOTALS	2,557			2,017	260,830

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,017	111.3280	146.95	296,398	2008	2008	0	0	0	12.00	88.00

1 SNGL FAM – 100% - 2009 Heated Area: 1714 HX Base Yr 2009



451629 SR 200, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		275,656
TOTAL MARKET OB/XF VALUE		2,517
TOTAL LAND VALUE - MARKET		88,900
TOTAL MARKET VALUE		367,073
SOH/AGL Deduction		191,377
ASSESSED VALUE		175,696
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		124,974
TOTAL JUST VALUE		367,073
NCON VALUE		14,826
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		365,954

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20189	ELEC OTHER	2,500	11/01/2007
M13394	MECH OTHER	0	10/01/2007
P12697	OTHER	0	09/01/2007
C20359	CO ISSUED	0	08/01/2007
R10615	REPAIR/RRF	5,000	08/01/2007
B20359	NEW CONSTR	154,440	08/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1378/0133	12/30/2005	WD	Q	V	01	100

GRANTOR: NESSLER WILLIARD F &
GRANTEE: WALDRON JOHN A & JU

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W12 PTO=[YR=2008] N8 W24 S1 W1 S7 E25$ W25 N7 W6 FGR=[YR=2008] W21 S20 E21 N20$ S20 W10 S21 E15 FOP=[YR=2008] S8 E10 STP=[YR=2008] S4 E6 N4 W6$ E15 N8 W25$ E38 N34$.

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	0810	CONCRETE A	0	100	20	22	440.00	SF	6.50	6.50	100	2008	2008	3	88	2,517	

LAND DESCRIPTION

TOTAL OB/XF 2,517

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		OR	0.00	0.00	2.54	AC		1.00	1.00	1.00	35,000.00	35,000.00	88,900							

REVIEW DATE 05/07/2021 BY KBA Total Acres: 2.54 Total Land Value: 88,900 Market: 0 Agricultural: 0 Common: 88,900 PRINTED 07/30/2025 BY SYS

SE1/4 OF SE1/4
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2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

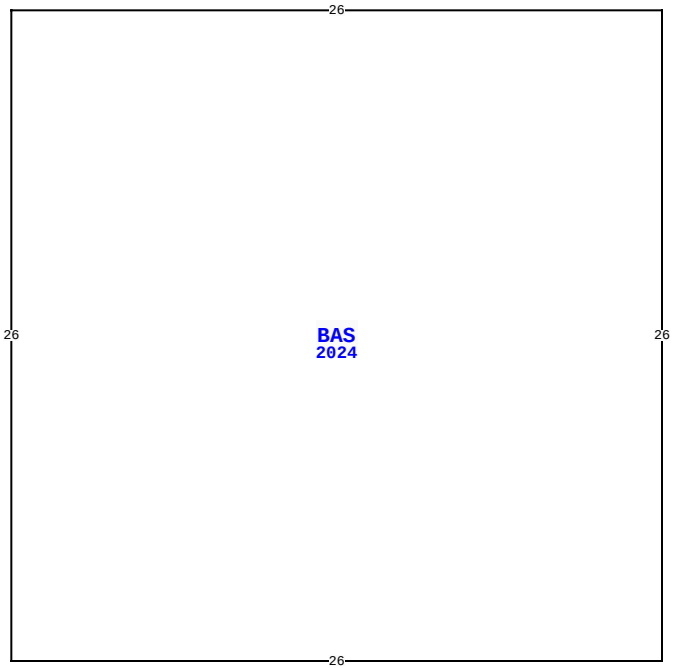
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	05	Quality Level 05
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	676	100	2024	676	14,826
TOTALS	676			676	14,826

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	676	60.5000	22.38	15,129	2022	2022	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 2025 Heated Area: 676 HX Base Yr 2009



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GRANTOR: NESSLER WILLIARD F &
GRANTEE: WALDRON JOHN A & JU

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=54,14] E26 S26 W26 N26 $
.

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 05/07/2021 BY KBA Total Acres: 2.54 Total Land Value: 88,900 Market: 0 Agricultural: 0 Common: 88,900 PRINTED 07/30/2025 BY SYS