PT OF SW1/4 OF NW1/4
IN OR 2773/606
BEING PAR 1 & 2

ROY ADAM & LAUREN KELLI
450769 SR 200
CALLAHAN, FL 32011

2025

14-2N-25-0000-0001-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

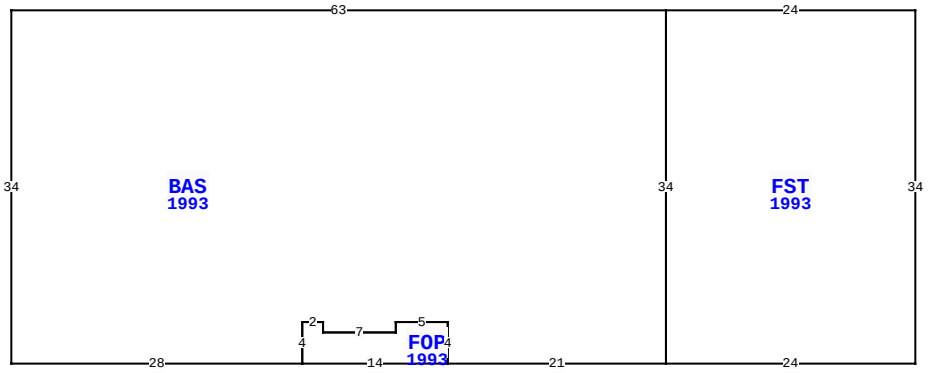
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,093	100	1993	2,093	247,890
FOP	49	30	1993	15	1,777
FST	816	55	1993	449	53,179
TOTALS	2,958			2,557	302,846

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,557	104.6400	138.12	353,173	1990	1995	0	0	0	14.25	85.75

1 SNGL FAM – 100% - 2007 Heated Area: 2093 HX Base Yr 2007



450769 SR 200, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		302,846
TOTAL MARKET OB/XF VALUE		18,890
TOTAL LAND VALUE - MARKET		44,550
TOTAL MARKET VALUE		366,286
SOH/AGL Deduction		208,037
ASSESSED VALUE		158,249
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		107,527
TOTAL JUST VALUE		366,286
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		342,225

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6286	NEW CONSTR	78,034	02/14/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2773/606	3/05/2025	WD	Q	I	01	490,000
GRANTOR: THOMPSON MARY ANN L/E						
GRANTEE: ROY ADAM & LAUREN K						
2734/283	8/21/2024	LE	U	I	11	100
GRANTOR: THOMPSON MARY ANN						
GRANTEE: WOOD SUSAN KAY						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W24 BAS=[YR=1993] W63 S34 E28 FOP=[YR=1993] E14 N4 W5 S1 W7 N1 W2 S4$ N4 E2 S1 E7 N1 E5 S4 E21 N34$ S34 E24 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	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	100	1990	1990	3	20	600	
2	0810	CONCRETE A	0	100	0	0	64.00	SF	6.50	6.50	100	2000	2000	3	77	320	
3	0803	ASPHALT C	0	100	0	0	1,800.00	SF	2.00	2.00	100	2012	2012	3	68	2,448	
4	0093	MANL GATE	0	100	0	0	1.00	UT	600.00	600.00	100	2012	2012	3	50	300	
5	0811	CONCRETE B	0	100	0	0	1,029.00	SF	5.20	5.20	100	2018	2018	3	97	5,190	
6	0476	VF 6 SBPL	0	100	0	0	330.00	LF	32.00	32.00	100	2020	2020	3	95	10,032	

LAND DESCRIPTION

TOTAL OB/XF 18,890

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	0.99	AC		1.00	1.00	1.00	45,000.00	45,000.00	44,550							

REVIEW DATE 05/17/2022 BY TWA Total Acres: 0.99 Total Land Value: 44,550 Market: 0 Agricultural: 0 Common: 44,550 PRINTED 07/30/2025 BY SYS