PT OF S1/2 OF NW1/4 (LOT 3)
IN OR 2455/1917
EX R/W OR 966/1828

BIOLSI JOSHUA & BROOKE
450799 SR 200
CALLAHAN, FL 32011

2025

14-2N-25-0000-0010-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 50
Exterior Wall	30	VINYL 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

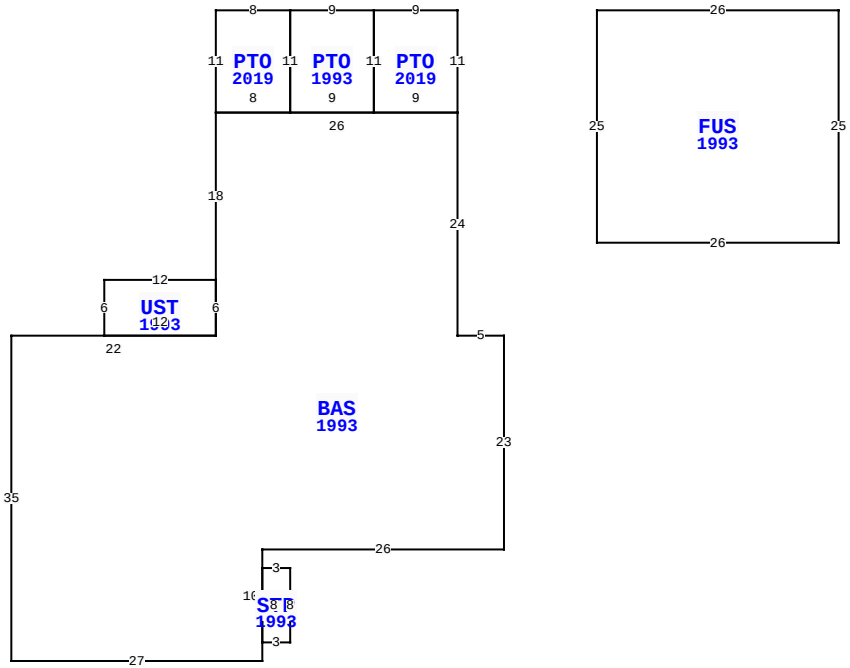
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,167	100	1993	2,167	191,179
FUS	650	100	1993	650	57,345
PTO	99	5	1993	5	441
PTO	88	5	2019	4	353
PTO	99	5	2019	5	441
STP	24	10	1993	2	176
UST	72	45	1993	32	2,823
TOTALS	3,199			2,865	252,758

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,865	105.1860	105.19	301,369	1960	2000	0	0	0	16.13	83.87

1 SINGLE FAM – 0% - 0 Heated Area: 2817 HX Base Yr



450799 SR 200, CALLAHAN

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

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	0812	CONCRETE C	0	0	0	0	1,220.00	SF	2.40	2.40	100	1975	1975	3	25	732	
2	0825	BRICK	0	0	0	0	96.00	SF	12.50	12.50	100	1980	1980	3	72	864	
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1980	1980	3	44	880	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	334,377
TOTAL MARKET OB/XF VALUE	2,476
TOTAL LAND VALUE - MARKET	71,100
TOTAL MARKET VALUE	407,953
SOH/AGL Deduction	11,100
ASSESSED VALUE	396,853
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	396,853
TOTAL JUST VALUE	407,953
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	377,626

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250004336	6500 60*120 STORA	466,920	04/23/2025
21011209	GARAGE	61,536	08/24/2021
21008654	GARAGE	29,332	07/01/2021
21000735	REPAIR/RRF	9,000	01/22/2021
R1313496	REPAIR/RRF	5,600	05/01/2013
M95959	H/AC	0	02/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2455/1917	3/31/2021	SW	Q	I	01	325,000
GRANTOR: FLORIDA LAND TRUST NO						
GRANTEE: BIOLSI JOSHUA & BRO						
2401/0763	10/19/2020	CT	U	I	18	135,500
GRANTOR: CLERK OF COURT						
GRANTEE: FLORIDA LAND TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2019] W9 PTO=[YR=1993] W9 PTO=[YR=2019] W8 S11 BAS=[YR=1993] S18 UST=[YR=1993] W12 S6 E12 N6$ S6 W22 S35 E27 N2 STP=[YR=1993] E3 N8 W3 S8$ N10 E26 N23 W5 N24 W26$ E8 N11$ S11 E9 N11$ S11 E9 N11$ PTR=E15 FUS=[YR=1993] E26 S25 W26 N25$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 2,476

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	0	0004	OR	0.00	0.00	1.58	AC		1.00	1.00	1.00	45,000.00	45,000.00	71,100							

REVIEW DATE 12/14/2021 BY KB Total Acres: 1.58 Total Land Value: 71,100 Market: 0 Agricultural: 0 Common: 71,100 PRINTED 07/30/2025 BY SYS

PT OF S1/2 OF NW1/4 (LOT 3)
IN OR 2455/1917
EX R/W OR 966/1828

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450799 SR 200
CALLAHAN, FL 32011

2025

14-2N-25-0000-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 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
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

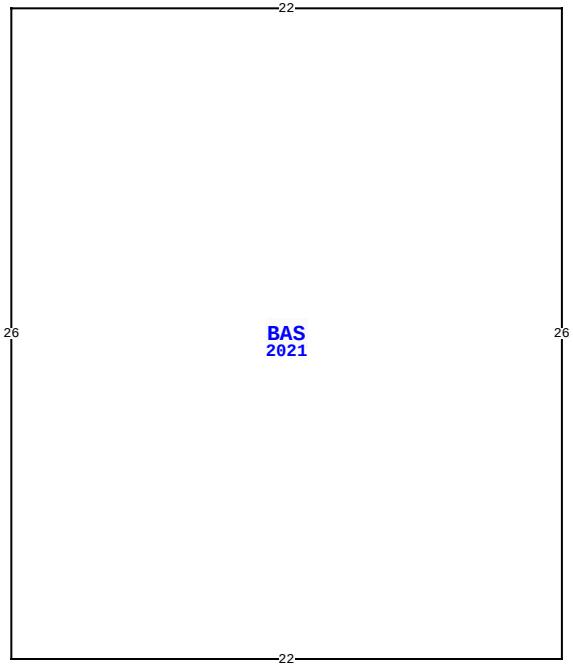
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	572	100	2021	572	46,629
TOTALS	572			572	46,629

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	572	62.7000	82.76	47,339	2021	2021	0	0	0	1.50	98.50

2 SNGL FAM – 0% - 0 Heated Area: 572 HX Base Yr



450799 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	334,377
TOTAL MARKET OB/XF VALUE	2,476
TOTAL LAND VALUE - MARKET	71,100
TOTAL MARKET VALUE	407,953
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ASSESSED VALUE	396,853
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	396,853
TOTAL JUST VALUE	407,953
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	377,626

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2455/1917	3/31/2021	SW	Q	I	01	325,000
GRANTOR: FLORIDA LAND TRUST NO						
GRANTEE: BIOLSI JOSHUA & BRO						
2401/0763	10/19/2020	CT	U	I	18	135,500
GRANTOR: CLERK OF COURT						
GRANTEE: FLORIDA LAND TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W22 S26 E22 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 12/14/2021 BY KB Total Acres: 1.58 Total Land Value: 71,100 Market: 0 Agricultural: 0 Common: 71,100 PRINTED 07/30/2025 BY SYS

PT OF S1/2 OF NW1/4 (LOT 3)
IN OR 2455/1917
EX R/W OR 966/1828

BIOLSI JOSHUA & BROOKE
450799 SR 200
CALLAHAN, FL 32011

2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 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
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

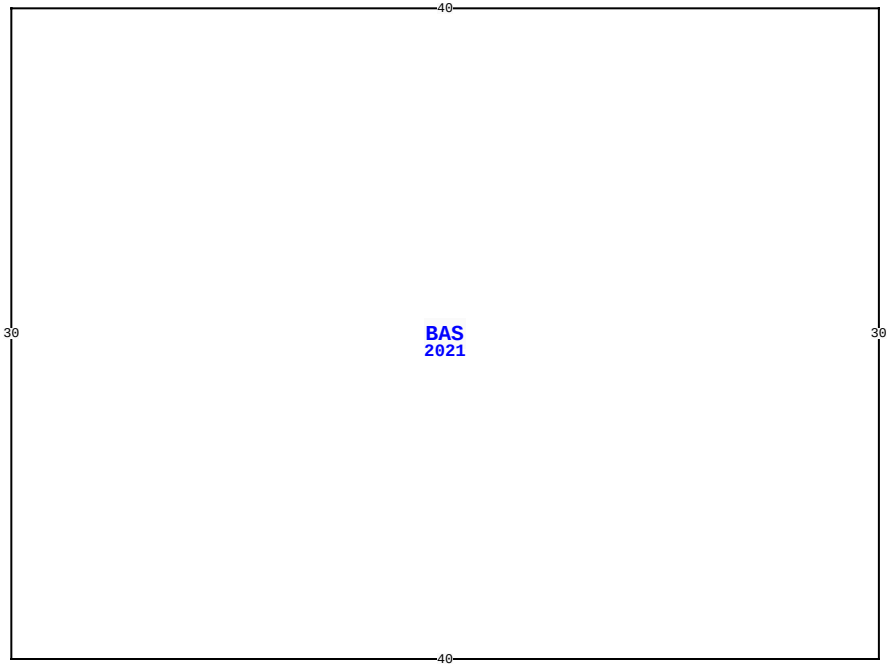
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2021	1,200	34,990
TOTALS	1,200			1,200	34,990

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	81.2490	30.06	36,072	2021	2021	0	0	0	3.00	97.00

3 GARAGE RES – 0% - 0 Heated Area: 1200 HX Base Yr



450799 SR 200, CALLAHAN

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

VALUATION SUMMARY

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GRANTOR: CLERK OF COURT						
GRANTEE: FLORIDA LAND TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W40 S30 E40 N30$.

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 12/14/2021 BY KB Total Acres: 1.58 Total Land Value: 71,100 Market: 0 Agricultural: 0 Common: 71,100 PRINTED 07/30/2025 BY SYS