

BEING SUBLOT 4 S1/2 OF NW1/4
IN OR 91/564 & EX OR 419/59
EX R/W CASE 02-117-CA

ROGERS BILLY N
450807 SR 200
CALLAHAN, FL 32011

2025

14-2N-25-0000-0011-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6														
Exterior Wall	04	SINGLE SID 100	0100	01	1,624	95.8800	95.88	155,709	1960	1960	0	0	0	39.50	60.50	VALUATION BY STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 0													Heated Area: 1440													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2021													
Interior Wall	04	PLYWOOD 50																											
Interior Wall	05	DRYWALL 50																											
Interior Floo	14	CARPET 90																											
Interior Floo	08	SHT VINYL 10																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms	3	100																											
Bathrooms	2	100																											
Frame	02	WOOD FRAME 100																											
Stories	1.	1. 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	1,440	100	1993	1,440	83,531																								
FOP	96	30	1993	29	1,683																								
FOP	260	30	2012	78	4,525																								
UCP	288	20	1993	58	3,364																								
UOP	96	20	1993	19	1,102																								
TOTALS	2,180			1,624	94,204																								
EXTRA FEATURES						450807 SR 200, CALLAHAN																							
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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540													
2	0940	SHEDS/PORT	0	100	0	0	256.00	SF	20.10	20.10	100	1980	1980	3	20	1,029													
3	0680	POLE SHED	0	100	0	0	160.00	SF	10.00	10.00	100	1980	1980	3	20	320													
4	0680	POLE SHED	0	100	0	0	176.00	SF	10.00	10.00	100	1980	1980	3	20	352													
5	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	2008	2008	3	31	1,240													
6	0940	SHEDS/PORT	0	100	8	20	160.00	SF	30.00	30.00	100	2008	2008	3	31	1,488													
7	0351	CARPORT MT	0	100	30	40	1,200.00	SF	6.90	6.90	100	2021	2021	3	90	7,452													
TOTAL OB/XF 13,421																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	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																													