PT OF S1/2 OF NW1/4
IN OR 780 PG 93
PARCELS 14 & 14-4

PATTERSON BOBBY G & JENNIFER
450855 SR 200
CALLAHAN, FL 32011

2025

14-2N-25-0000-0014-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 70
Interior Wall	04	PLYWOOD 30
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
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

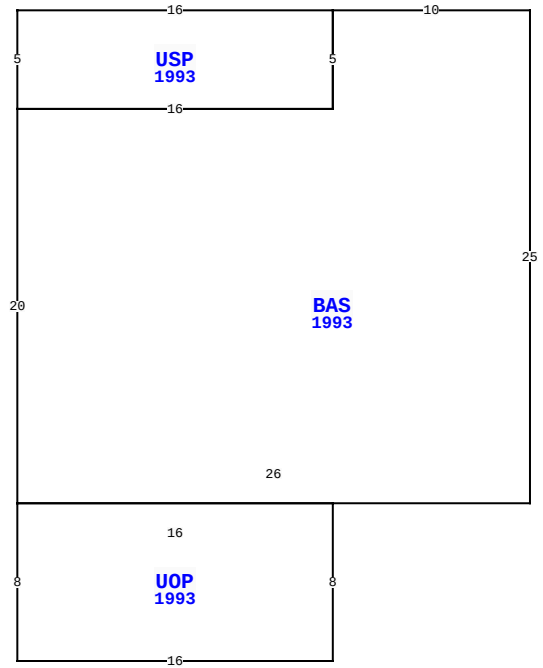
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	570	100	1993	570	44,010
UOP	128	20	1993	26	2,008
USP	80	30	1993	24	1,853
TOTALS	778			620	47,871

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	620	100.6000	100.60	62,372	1940	1960	0	0	0	23.25	76.75

1 SINGLE FAM – 0% - 1997 Heated Area: 570 HX Base Yr 1997



450849 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	0510	GARAGE WD-	0	100	24	36	864.00	SF	35.00	35.00	100	1975	1975	3	20	6,048	
2	0680	POLE SHED	0	100	12	36	432.00	SF	10.00	10.00	100	1975	1975	3	20	864	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1980	1980	3	44	880	
4	0940	SHEDS/PORT	0	100	8	10	80.00	SF	21.30	21.30	100	1995	1995	3	20	341	
5	0751	UOP	0	0	10	8	80.00	SF	10.00	10.00	100	1990	1990	3	20	160	
6	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2003	2003	3	100	6,000	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		158,070
TOTAL MARKET OB/XF VALUE		14,293
TOTAL LAND VALUE - MARKET		74,430
TOTAL MARKET VALUE		246,793
SOH/AGL Deduction		103,830
ASSESSED VALUE		142,963
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		92,241
TOTAL JUST VALUE		246,793
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		222,864

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250005450	BLDG DEMO	3,000	05/20/2025
250005450	DEMO 1960 SFR		05/20/2025
MH3992	MH MOVE-ON	0	11/01/2002
P6219	NEW CONSTR	0	11/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0780/0093	12/19/1996	WD	Q	I		100,000
GRANTOR: CARDEN THOMAS M						
GRANTEE: PATTERSON BOBBY & J						
0608/1064	10/01/1990	QC	U	V	10	1,000
GRANTOR: CSX TRANSPORTATION						
GRANTEE: ARMSTONG JOHN & BAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 USP=[YR=1993] W16 S5 E16 N5$ S5 W16 S20
UOP=[YR=1993] S8 E16 N8 W16$ E26N25$.

LAND DESCRIPTION

TOTAL OB/XF 14,293

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	1.65	AC		1.00	1.00	1.00	45,000.00	45,000.00	74,430							

REVIEW DATE 06/26/2025 BY TW Total Acres: 1.65 Total Land Value: 74,430 Market: 0 Agricultural: 0 Common: 74,430 PRINTED 07/30/2025 BY SYS

PT OF S1/2 OF NW1/4
IN OR 780 PG 93
PARCELS 14 & 14-4

PATTERSON BOBBY G & JENNIFER
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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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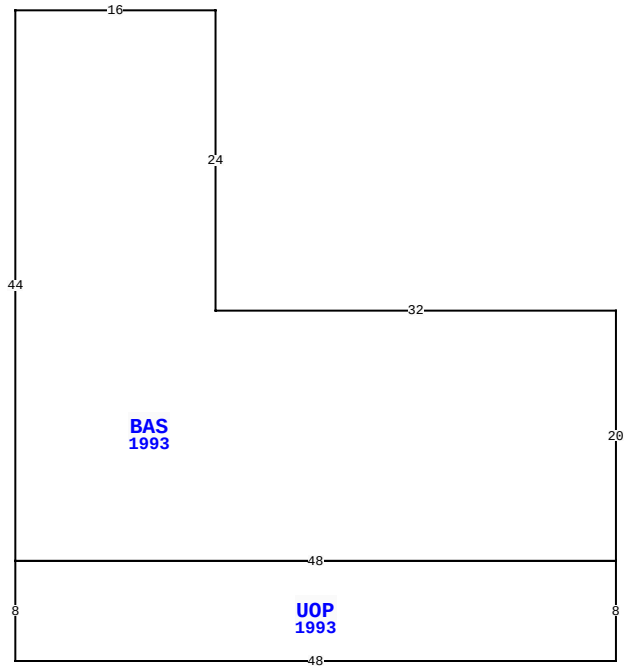
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,344	100	1993	1,344	104,227
UOP	384	20	1993	77	5,971
TOTALS	1,728			1,421	110,199

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,421	94.0000	94.00	133,574	1960	1983	0	0	0	17.50	82.50

2 SINGLE FAM – 100% - 1997 Heated Area: 1344 HX Base Yr 1997



450849 SR 200, CALLAHAN

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OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
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GRANTOR: CARDEN THOMAS M						
GRANTEE: PATTERSON BOBBY & J						
0608/1064	10/01/1990	QC	U	V	10	1,000
GRANTOR: CSX TRANSPORTATION						
GRANTEE: ARMSTONG JOHN & BAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 N24 W16 S44 UOP=[YR=1993] S8 E48 N8 W48$
E48 N20 $.

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 06/26/2025 BY TW Total Acres: 1.65 Total Land Value: 74,430 Market: 0 Agricultural: 0 Common: 74,430 PRINTED 07/30/2025 BY SYS