LOT 4
IN OR 1502/1717
ROSEWOOD SUB PB 3/65

WERTS JUSTIN R & BRANDI M
54201 ROSE ST
CALLAHAN, FL 32011

2025

33-2N-25-4040-0004-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

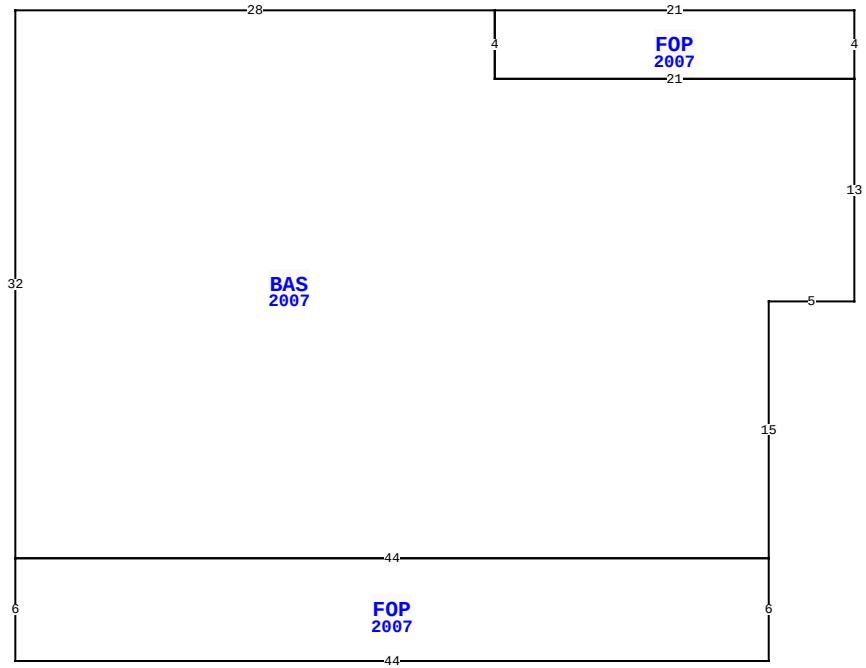
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,409	100	2007	1,409	147,957
FOP	84	30	2007	25	2,626
FOP	264	30	2007	79	8,296
TOTALS	1,757			1,513	158,878

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,513	114.1380	114.14	172,694	2007	2007	0	0	0	8.00	92.00

3 SINGLE FAM – 100% - 2008 Heated Area: 1409 HX Base Yr 2008



54201 ROSE ST, 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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	90	1,800	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		158,878
TOTAL MARKET OB/XF VALUE		1,800
TOTAL LAND VALUE - MARKET		33,412
TOTAL MARKET VALUE		194,090
SOH/AGL Deduction		90,991
ASSESSED VALUE		103,099
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		52,377
TOTAL JUST VALUE		194,090
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		179,559

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13208	MECH OTHER	0	08/01/2007
C20210	CO ISSUED	0	07/01/2007
B20210	NEW CONSTR	115,962	07/01/2007
E19648	ELEC OTHER	2,200	07/01/2007
P12569	OTHER	0	07/01/2007
R10556	REPAIR/RRF	1,650	07/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1502/1717	6/01/2007	WD	U	V	07	100
GRANTOR: HART CARL J & JESSIE						
GRANTEE: WERTS JUSTIN R & BR						
1482/0982	3/02/2007	QC	Q	V	06	100
GRANTOR: HART CARL J & JESSIE						
GRANTEE: WERTS JUSTIN R & BR						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2007] W21 BAS=[YR=2007] W28 S32 FOP=[YR=2007] S6 E44 N6 W44$ E44 N15 E5 N13 W21 N4$ S4 E21 N4$.

LAND DESCRIPTION

TOTAL OB/XF 1,800

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	0005	OR	0.00	0.00	0.33	AC		1.00	1.00	2.25	45,000.00	101,250.00	33,412							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.33 Total Land Value: 33,412 Market: 0 Agricultural: 0 Common: 33,412 PRINTED 07/30/2025 BY SYS