IN OR 1056/448
EX R/W OR 1054/1882

MCLEAN JERRY & EDITH
450569 SR 200
CALLAHAN, FL 32011

2025

42-2N-25-0000-0014-0070

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 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	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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

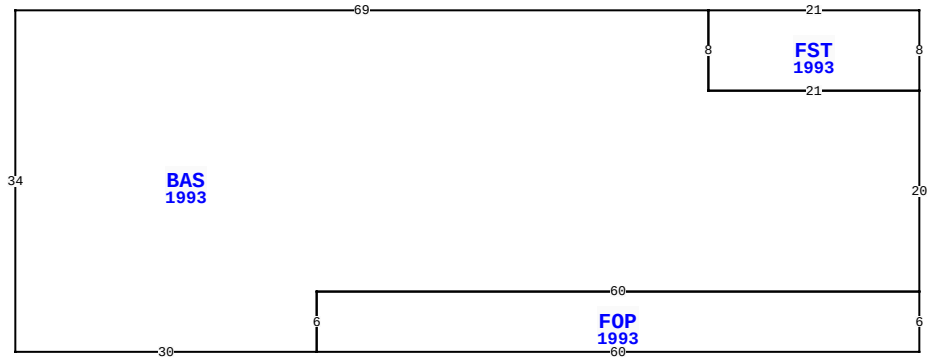
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,532	100	1993	2,532	201,919
FOP	360	30	1993	108	8,612
FST	168	55	1993	92	7,337
TOTALS	3,060			2,732	217,868

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,732	104.9280	104.93	286,669	1976	1976	0	0	0	24.00	76.00

1 SINGLE FAM – 100% - 2003 Heated Area: 2532 HX Base Yr 2003



450569 SR 200, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		241,153
TOTAL MARKET OB/XF VALUE		16,953
TOTAL LAND VALUE - MARKET		92,750
TOTAL MARKET VALUE		350,856
SOH/AGL Deduction		161,162
ASSESSED VALUE		189,694
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		138,972
TOTAL JUST VALUE		350,856
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		340,535

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6413	REMODEL	250	01/09/1990
6206	XFOB	16,320	01/09/1990
5700	REMODEL	2,000	05/04/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1056/0448	5/17/2002	WD	U	I	23	128,500
GRANTOR: CONCIALDI CLARA A						
GRANTEE: MCLEAN JERRY & EDIT						
0572/0256	6/09/1989	WD	Q	I		94,500
GRANTOR: CREDITHRIFT INC						
GRANTEE: CONCIALDI CLARA A						

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1976	1976	3	36	1,260	
2	0803	ASPHALT C	0	100	0	0	1,476.00	SF	2.00	2.00	100	1980	1980	3	50	1,476	
3	0510	GARAGE WD-	0	100	32	30	960.00	SF	28.00	28.00	100	1990	1990	3	20	5,376	
4	0866	POOL FIBER	0	100	12	25	300.00	SF	72.00	72.00	100	1980	1980	3	20	4,320	
5	0812	CONCRETE C	0	100	0	0	2,826.00	SF	4.00	4.00	100	1976	1976	3	26	2,939	
6	1242	WD DECK A	0	100	0	0	544.00	SF	10.00	10.00	100	1990	1990	3	20	1,088	
7	0351	CARPORT MT	0	100	13	19	247.00	SF	10.00	10.00	100	1980	1980	3	20	494	

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W21 BAS=[YR=1993] W69 S34 E30 FOP=[YR=1993] E60 N6 W60 S6$ N6 E60 N20 W21 N8$ S8 E21 N8$.

LAND DESCRIPTION

TOTAL OB/XF 16,953

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	2.65	AC		1.00	1.00	1.00	35,000.00	35,000.00	92,750							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.65 Total Land Value: 92,750 Market: 0 Agricultural: 0 Common: 92,750 PRINTED 07/30/2025 BY SYS

IN OR 1056/448
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NASSAU COUNTY PROPERTY

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Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

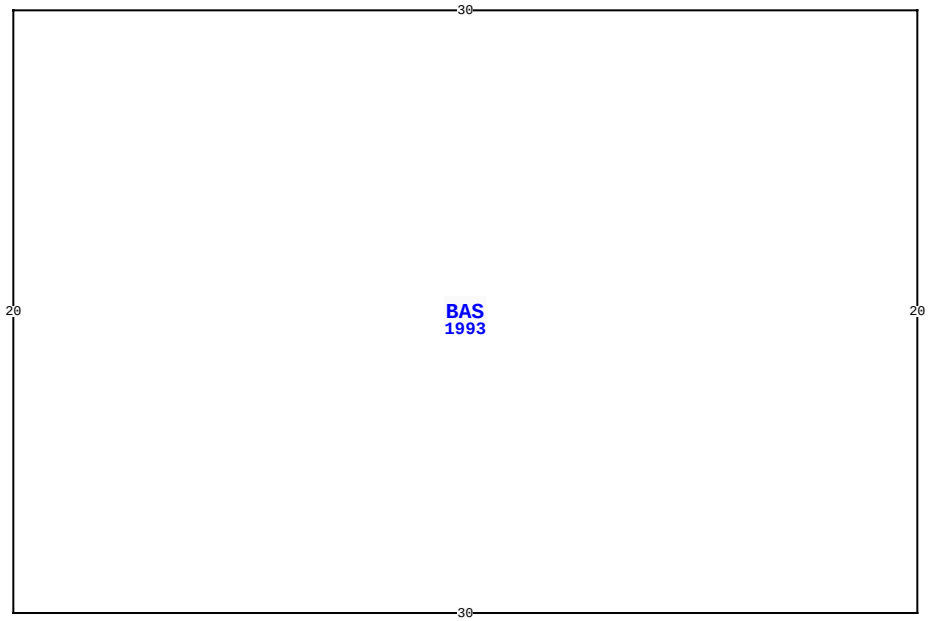
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	1993	600	23,285
TOTALS	600			600	23,285

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	600	69.3000	69.30	41,580	1976	1976	0	0	20	24.00	56.00

2 SINGLE FAM – 100% - 2003 Heated Area: 600 HX Base Yr 2003



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GRANTOR: CREDITHRIFT INC						
GRANTEE: CONCIALDI CLARA A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 S20 E30 N20$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.65 Total Land Value: 92,750 Market: 0 Agricultural: 0 Common: 92,750 PRINTED 07/30/2025 BY SYS