IN OR 2525/74

THOMAS KENTON & COURTNEY E
450428 SR 200
CALLAHAN, FL 32011

2025

47-2N-25-0000-0003-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

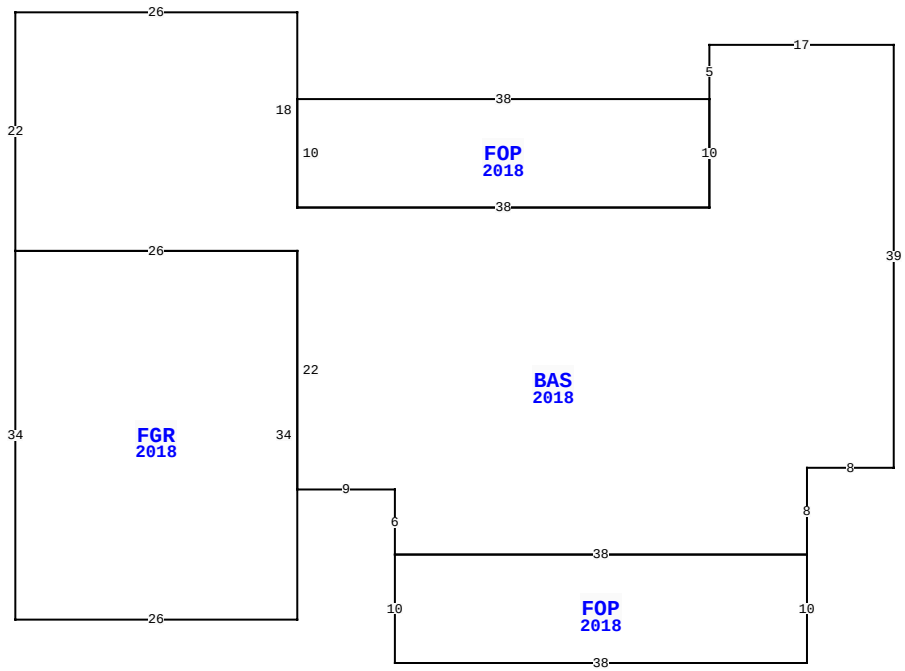
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	5000	IMPROVED AG
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	2,469	100	2018	2,469	349,204
FGR	884	55	2018	486	68,738
FOP	380	30	2018	114	16,124
FOP	380	30	2018	114	16,124
TOTALS	4,113			3,183	450,189

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,183	110.1240	145.36	462,681	2018	2018	0	0	0	2.70	97.30

1 SNGL FAM – 100% - 2022 Heated Area: 2469 HX Base Yr 2022



450428 SR 200, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	03/20/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		471,066
TOTAL MARKET OB/XF VALUE		71,260
TOTAL LAND VALUE - MARKET		372,250
TOTAL MARKET VALUE		606,198
SOH/AGL Deduction		195,482
ASSESSED VALUE		410,716
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		359,994
TOTAL JUST VALUE		914,576
NCON VALUE		84,597
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		758,734

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-12435	POOL	85,000	09/27/2023
17004243	CO ISSUED	0	07/18/2018
17004243	NEW CONSTR	332,158	09/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2525/0074	12/22/2021	QC	U	I	11	100
GRANTOR: THOMAS KENTON						
GRANTEE: THOMAS KENTON & COU						
1895/0139	12/20/2013	TD	U	V	30	50,000
GRANTOR: THOMAS WAYNE R TRUSTE						
GRANTEE: THOMAS KENTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W17 S5 FOP=[YR=2018] W38 S10 E38 N10$ S10 W38 N18 W26 S22 FGR=[YR=2018] S34 E26 N34 W26$ E26 S22 E9 S6 FOP=[YR=2018] S10 E38 N10 W38$ E38 N8 E8 N39$.

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	0811	CONCRETE B	0	100	0	0	1,305.00	SF	5.20	5.20	100	2018	2018	3	97	6,582	
2	1127	BRICK 8"	0	100	0	0	88.00	SF	11.00	11.00	100	2018	2018	3	99	958	
3	0861	POOL GUNIT	0	100	32	16	512.00	SF	85.00	85.00	100	2025	2024		100	43,520	
4	0855	CONC PAVER	0	100	0	0	1,148.00	SF	10.00	10.00	100	2025	2024		100	11,480	
5	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2025	2024		100	5,000	
6	0462	ST/AL FNC	0	100	0	0	312.00	SF	10.00	10.00	100	2025	2024		100	3,120	
7	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2025	2024		100	600	

LAND DESCRIPTION

TOTAL OB/XF 71,260

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	005000	C	AGRICULTURAL	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	190.00	190.00	760							
3	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	34.50	AC		1.00	1.00	1.00	525.00	525.00	18,112							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	38.50	AC		1.00	1.00	1.00	8,500.00	8,500.00	327,250							

REVIEW DATE 05/16/2024 BY TW Total Acres: 39.50 Total Land Value: 63,872 Market: 327,250 Agricultural: 18,872 Common: 45,000 PRINTED 07/30/2025 BY SYS

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CALLAHAN, FL 32011

2025

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BUILDING CHARACTERISTICS

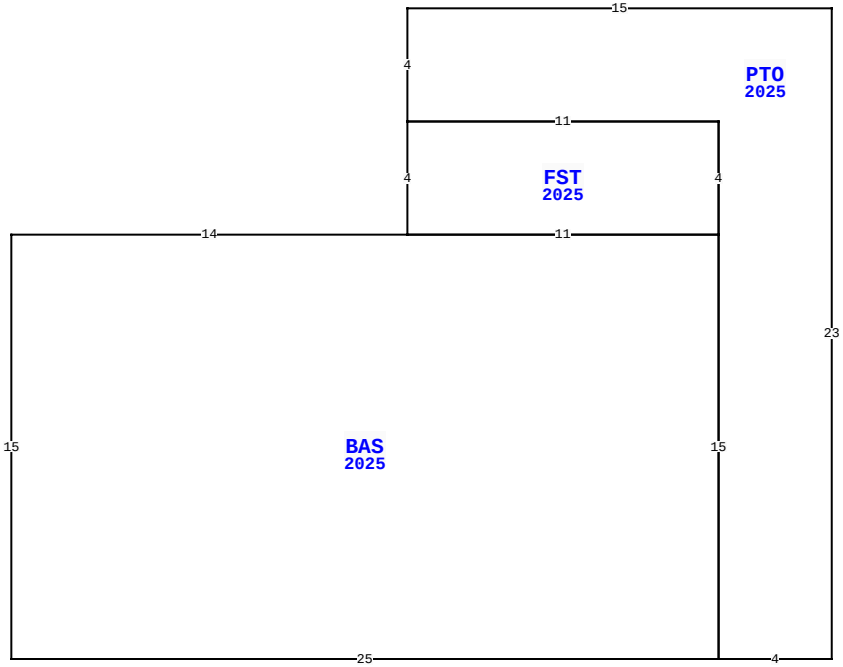
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	11	CLAY TILE 100
Interior Cond	01	N/A 0
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		N/A 100
Bathrooms		N/A 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	5000	IMPROVED AG
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	375	100	2025	375	19,283
FST	44	55	2025	24	1,234
PTO	136	5	2025	7	360
TOTALS	555			406	20,877

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	406	97.0200	51.42	20,877	2024	2024	0	0	0	0.00	100.00

2 ACCESORY U – 100% - 2025 Heated Area: 375 HX Base Yr 2022



450428 SR 200, CALLAHAN

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

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1895/0139	12/20/2013	TD	U	V	30	50,000
GRANTOR: THOMAS WAYNE R TRUSTE						
GRANTEE: THOMAS KENTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E14 E11 S15 W25 N15 $
FST=[YR=2025;ORIG=24,10] E11 N4 W11 S4 $
PTO=[YR=2025;ORIG=24,6] E11 S4 S15 E4 N23 W15 S4 $
.

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

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