PT OF LOTS 9 & 26 W 100 FT
OF LOTS 11 & 25 & PT OF
MEADOWBROOK AVE LYING S OF

VANZANT ROLLAND H & DELORES P
450298 SR 200
CALLAHAN, FL 32011

2025

47-2N-25-4080-0009-0030

BUILDING CHARACTERISTICS

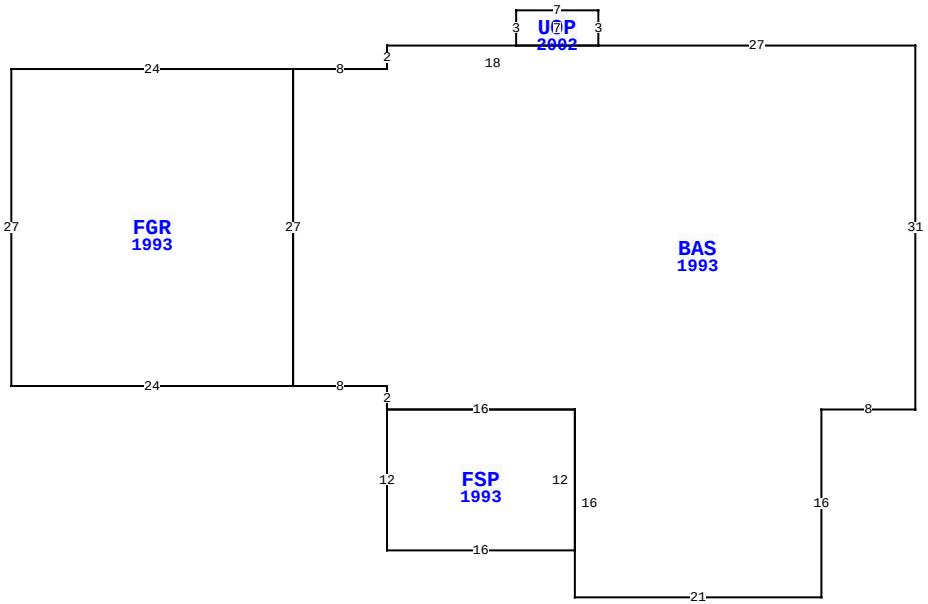
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,947	100	1993	1,947	177,675
FGR	648	55	1993	356	32,487
FSP	192	40	1993	77	7,026
UOP	21	20	2002	4	365
TOTALS	2,808			2,384	217,554

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,384	134.2000	134.20	319,933	1955	1980	0	0	0	32.00	68.00

1 SINGLE FAM – 100% - 0 Heated Area: 1947 HX Base Yr 1992



450298 SR 200, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	10/22/2024 KBA

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		217,554
TOTAL MARKET OB/XF VALUE		11,071
TOTAL LAND VALUE - MARKET		323,430
TOTAL MARKET VALUE		323,181
SOH/AGL Deduction		163,544
ASSESSED VALUE		159,637
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		108,915
TOTAL JUST VALUE		552,055
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		500,684

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24743	DEMOLITION	2,500	05/01/2011
E984423	CHNGE SRVC	300	02/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0645/0505	12/31/1991	WD	Q	I		60,000
GRANTOR: VANZANT IRIS M						
GRANTEE: VANZANT ROLLAND & D						
0610/1017	10/26/1990	WD	Q	I	01	100
GRANTOR: VANZANT IRIS M						
GRANTEE: VANZANT IRIS M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 UOP=[YR=2002] N3 W7 S3 E7$ W18 S2 W8
FGR=[YR=1993] W24 S27 E24 N27$ S27 E8 S2 FSP=[YR=1993] S12
E16 N12 W16$ E16 S16 E21 N16 E8 N31$.

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	1997	1997	3	79	2,765	
2	0810	CONCRETE A	0	100	0	0	357.00	SF	6.50	6.50	100	1997	1997	3	72	1,671	
3	0510	GARAGE WD-	0	100	14	32	448.00	SF	35.00	35.00	100	1988	1988	3	20	3,136	
4	0351	CARPORT MT	0	100	54	24	1,296.00	SF	10.00	10.00	100	2007	2007	3	27	3,499	

LAND DESCRIPTION

TOTAL OB/XF 11,071

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	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005000	C	AGRICULTURAL	100	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
3	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	5.06	AC		1.00	1.00	1.00	525.00	525.00	2,656							
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	190.00	190.00	1,900							
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	15.06	AC		1.00	1.00	1.00	15,500.00	15,500.00	233,430							

REVIEW DATE 05/18/2020 BY KBA Total Acres: 17.06 Total Land Value: 94,556 Market: 233,430 Agricultural: 4,556 Common: 90,000 PRINTED 07/30/2025 BY SYS