S-2 OF LOT 11 & S-1 OF LOT 12
IN OR 1901/1563
EX R/W OR 1114/1338

WELLS-COLEMAN ANGELA
450313 SR 200
CALLAHAN, FL 32011

2025

47-2N-25-4080-0011-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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

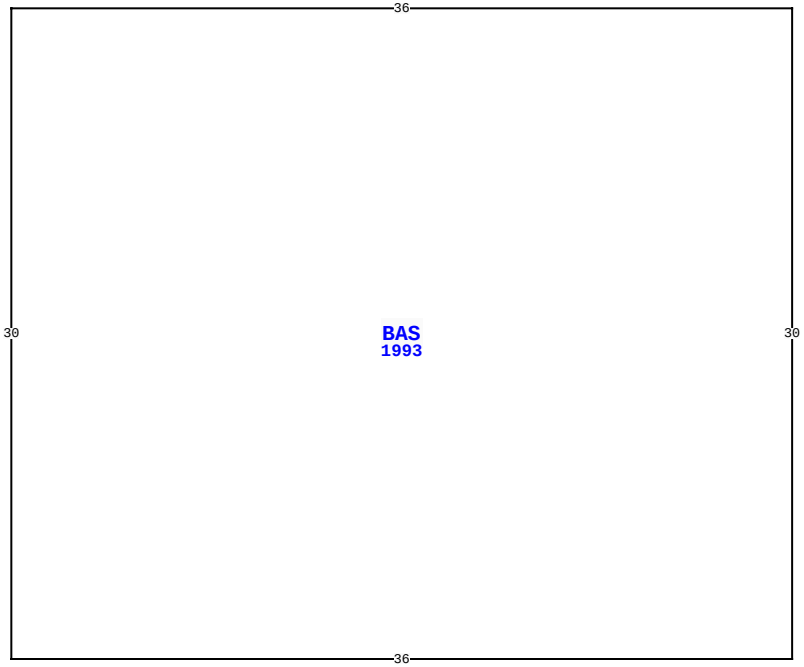
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	1993	1,080	67,203
TOTALS	1,080			1,080	67,203

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,080	95.0000	95.00	102,600	1950	1970	0	0	0	34.50	65.50

1 SINGLE FAM – 100% - 2021 Heated Area: 1080 HX Base Yr 2021



450313 SR 200, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		67,203
TOTAL MARKET OB/XF VALUE		3,882
TOTAL LAND VALUE - MARKET		140,700
TOTAL MARKET VALUE		211,785
SOH/AGL Deduction		87,457
ASSESSED VALUE		124,328
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		73,606
TOTAL JUST VALUE		211,785
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		152,652

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B018738	XFOB	4,800	09/01/2001
3121	H/AC	2,500	08/22/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1901/1563	1/20/2014	SW	U	I	12	49,900
GRANTOR: FV-1 INC IN TRUST FOR						
GRANTEE: WELLS-COLEMAN ANGEL						
1882/0307	9/30/2013	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FV-1 INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 S30 E36 N30$.

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	16	24	384.00	SF	35.00	35.00	100	1930	1930	3	20	2,688	
2	0681	POLE SHED	0	100	10	24	240.00	SF	15.00	15.00	100	1970	1970	3	20	720	
3	0810	CONCRETE A	0	100	3	40	120.00	SF	6.50	6.50	100	1980	1980	3	30	234	
4	1242	WD DECK A	0	100	12	10	120.00	SF	10.00	10.00	100	2000	2000	3	20	240	

LAND DESCRIPTION

TOTAL OB/XF 3,882

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	4.69	AC		1.00	1.00	1.00	30,000.00	30,000.00	140,700							

REVIEW DATE 11/21/2022 BY KBA Total Acres: 4.69 Total Land Value: 140,700 Market: 0 Agricultural: 0 Common: 140,700 PRINTED 07/30/2025 BY SYS