PT OF LOTS 17 & 18
A/K/A TRACT 5 BUNKER HILL
SUB UNR

DRYDEN WILLIAM ALLEN & THERESA
450395 SR 200
CALLAHAN, FL 32011

2025

47-2N-25-4080-0018-0030

NASSAU COUNTY PROPERTY

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 90
Interior Floo	08	SHT VINYL 10
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

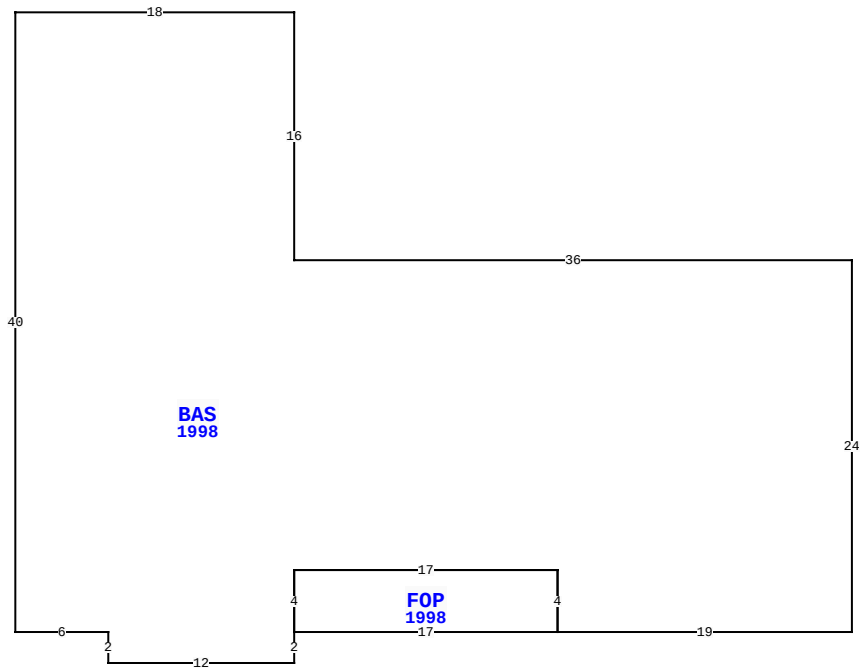
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,540	100	1998	1,540	146,646
FOP	68	30	1998	20	1,905
TOTALS	1,608			1,560	148,550

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,560	109.1400	109.14	170,258	1998	1998	0	0	0	12.75	87.25

1 SINGLE FAM – 100% - 0 Heated Area: 1540 HX Base Yr 1992



450395 SR 200, CALLAHAN

BLD DATE	08/02/2007 DJ	LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		159,686
TOTAL MARKET OB/XF VALUE		4,161
TOTAL LAND VALUE - MARKET		61,200
TOTAL MARKET VALUE		225,047
SOH/AGL Deduction		104,114
ASSESSED VALUE		120,933
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		70,211
TOTAL JUST VALUE		225,047
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		204,582

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R10129	REPAIR/RRF	1,200	02/01/2007
B985058	NEW CONSTR	74,410	06/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1872/0352	7/03/2013	QC	U	I	11	100
GRANTOR: DRYDEN WILLIAM ALLEN						
GRANTEE: DRYDEN WILLIAM ALLE						
0623/0829	4/10/1991	WD	U	I	11	25,000
GRANTOR: GRESSMAN MARY HELEN						
GRANTEE: DRYDEN WM & MARY E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W36 N16 W18 S40 E6 S2 E12 N2 FOP=[YR=1998] E17 N4 W17 S4 $ N4 E17 S4 E19 N24 $.

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	0810	CONCRETE A	0	100	36	16	576.00	SF	6.50	6.50	100	1998	1998	3	73	2,733	
2	0940	SHEDS/PORT	0	100	16	12	192.00	SF	19.50	19.50	100	2002	2002	3	20	749	
3	0810	CONCRETE A	0	100	5	24	120.00	SF	6.50	6.50	100	2007	2007	3	87	679	

LAND DESCRIPTION

TOTAL OB/XF 4,161

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	1.36	AC		1.00	1.00	1.00	45,000.00	45,000.00	61,200							

REVIEW DATE 04/30/2024 BY KBA Total Acres: 1.36 Total Land Value: 61,200 Market: 0 Agricultural: 0 Common: 61,200 PRINTED 07/30/2025 BY SYS

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Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

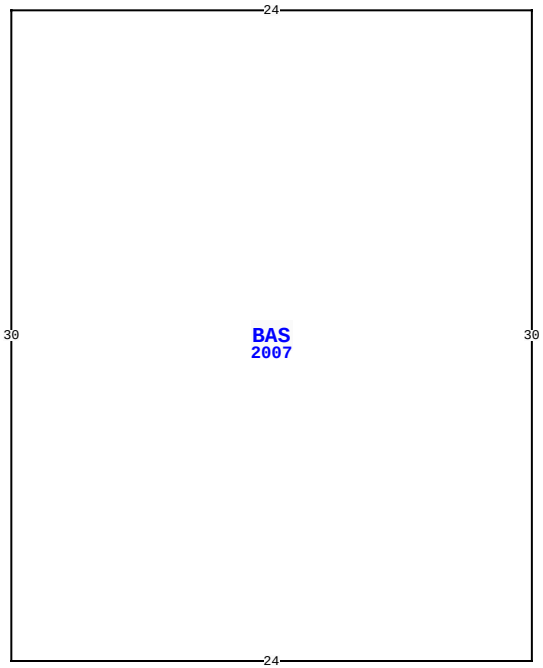
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	2007	720	11,136
TOTALS	720			720	11,136

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	720	55.0000	20.35	14,652	2007	2007	0	0	0	24.00	76.00

2 GARAGE RES – 100% - 0 Heated Area: 720 HX Base Yr 1992



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GRANTOR: GRESSMAN MARY HELEN						
GRANTEE: DRYDEN WM & MARY E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W24 S30 E24 N30$.

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 04/30/2024 BY KBA Total Acres: 1.36 Total Land Value: 61,200 Market: 0 Agricultural: 0 Common: 61,200 PRINTED 07/30/2025 BY SYS