

PT F P SANCHEZ GRANT
IN OR 1886/79
(EX R/W OR 907/1659 &

PAYNE MICHAEL A SR & CYNTHIA/HAHN PENELOPE D
450119 SR 200
CALLAHAN, FL 32011

2025

51-2N-25-0000-0070-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	19	100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		23 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	1720	MEDICAL OFFICE
MAP NUM		MKT AREA 07

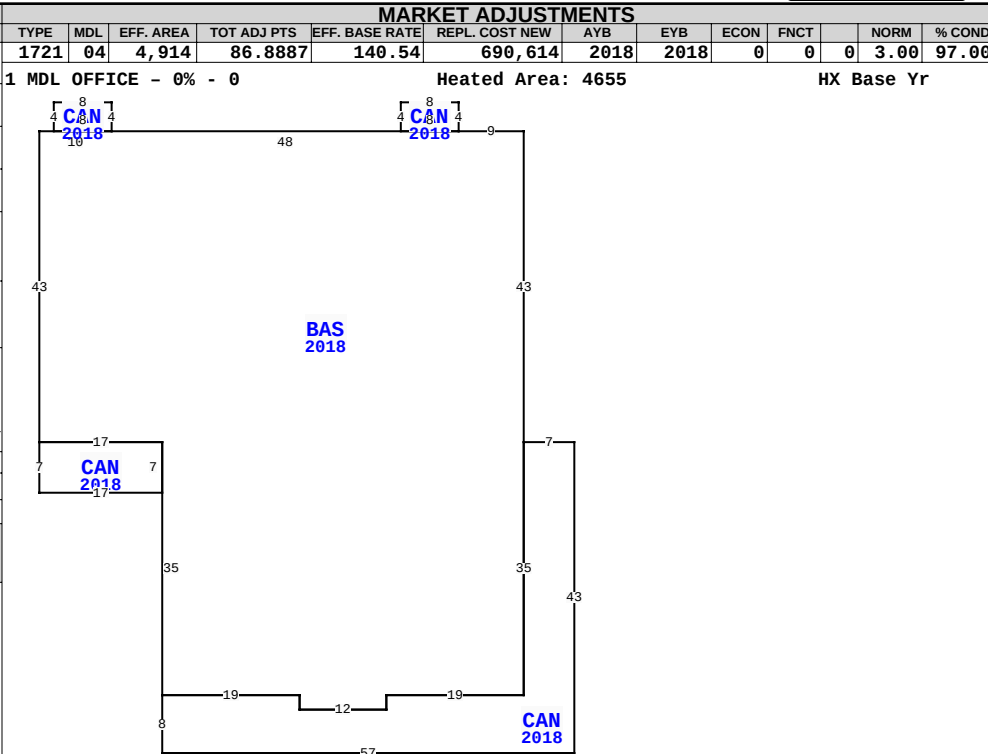
NEIGHBORHOOD/LOC	1290.100
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,655	100	2018	4,655	634,588
CAN	32	30	2018	10	1,363
CAN	32	30	2018	10	1,363
CAN	119	30	2018	36	4,907
CAN	677	30	2018	203	27,674

TOTALS	5,515			4,914	669,896
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0402	CONC BUMPE	0	0	0	0	15.00	UT	25.00	25.00	
2	0400	CONC CURB	0	0	0	0	451.00	LF	15.00	15.00	
3	0803	ASPHALT C	0	0	0	0	9,061.00	SF	2.00	2.00	
4	0811	CONCRETE B	0	0	0	0	824.00	SF	5.20	5.20	
5	0423	CL FNC 5'	0	0	0	0	212.00	LF	6.85	6.85	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	OTHER ADJUSTMENTS AND NOTES
1	001901	C	MEDICAL OF	0		RM - C	0.00	0.00	63,162.00	SF	



450119 SR 200, CALLAHAN	BLD DATE 04/02/2019	TW	LGL DATE	
	XF DATE 04/02/2019	TW	LAND DATE	11/18/2024
	INC DATE		AG DATE	DC

TOTAL OB/XF											
26,988											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	669,896		
TOTAL MARKET OB/XF VALUE	26,988		
TOTAL LAND VALUE - MARKET	505,296		
TOTAL MARKET VALUE	1,202,180		
SOH/AGL Deduction	452,801		
ASSESSED VALUE	749,379		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	749,379		
TOTAL JUST VALUE	1,202,180		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	950,971		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B4103	NEW CONSTR	0	02/02/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1886/0079	10/23/2013	WD	Q	V	02

GRANTOR: G&H LAND & TIMBER INV					
GRANTEE: PAYNE MICHAEL ALAN					

BUILDING NOTES					
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BUILDING DIMENSIONS					
CAN=[YR=2018] W7 BAS=[YR=2018] N43 W9 CAN=[YR=2018] N4 W8 S4 E8\$ W48 CAN=[YR=2018] N4 W8 S4 E8\$ W10 S43 CAN=[YR=2018] S7 E17 N7 W17\$ E17 S35 E19 S2 E12 N2 E19 N35\$ S35 W19 S2 W12 N2 W19 S8 E57 N43\$.					