IN OR 932/972
EX 2-4
EX R/W CASE 01-351CA

BEASLEY RONALD KEITH
451697 STATE ROAD 200
CALLAHAN, FL 32011

2026

04-2N-26-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

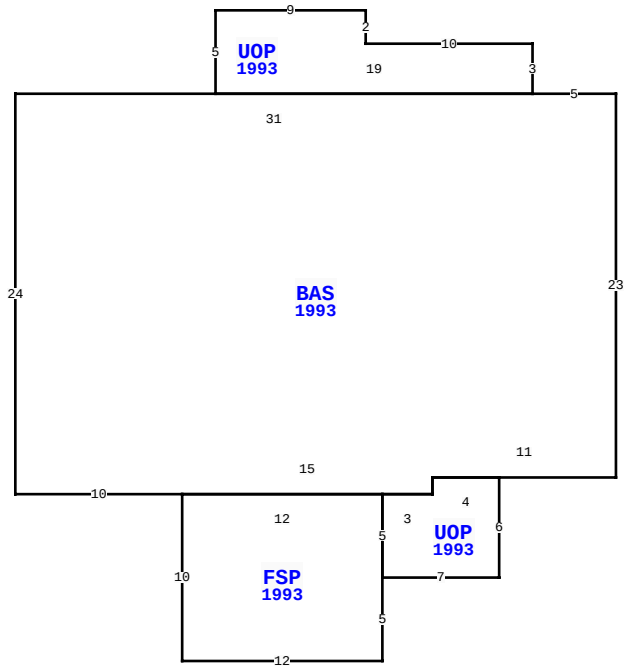
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 100
Roof Structur	07	GAMBREL 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	853	100	1993	853	67,288
FSP	120	40	1993	48	3,787
UOP	39	20	1993	8	631
UOP	75	20	1993	15	1,183
TOTALS	1,087			924	72,889

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	924	101.5200	106.60	98,498	1988	1988	0	0	0	26.00	74.00

1 SINGLE FAM 100% - 2002 Heated Area: 853 HX Base Yr 2002



451697 SR 200, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		89,559
TOTAL MARKET OB/XF VALUE		2,646
TOTAL LAND VALUE - MARKET		94,000
TOTAL MARKET VALUE		186,205
SOH/AGL Deduction		100,653
ASSESSED VALUE		85,552
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		34,141
TOTAL JUST VALUE		186,205
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		173,179

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19003916	GARAGE	30,407	06/01/2019
4306	OTHER	22,830	08/17/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0932/0972	5/16/2000	WD	Q	I		68,000
GRANTOR: STANFIELD HENRY						
GRANTEE: BEASLEY RONALD KEIT						
0307/0356	7/01/1980	WD	Q	V		28,600
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W5 UOP=[YR=1993] N3 W10 N2 W9 S5 E19 $ W31 S24 E10 FSP=[YR=1993] S10 E12 N5 UOP=[YR=1993] E7 N6 W4 S1 W3 S5 $ N5 W12 $ E15 N1 E11 N23 $.

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	0940	SHEDS/PORT	0	100	12	10	120.00	SF	30.00	30.00	100	1980	1980	3	20	720	
2	0300	BOAT DCK W	0	100	8	4	32.00	SF	40.00	40.00	100	1997	1997	3	23	294	
3	0940	SHEDS/PORT	0	100	16	12	192.00	SF	30.00	30.00	100	1995	1995	3	20	1,152	
4	0940	SHEDS/PORT	0	100	10	8	80.00	SF	30.00	30.00	100	1995	1995	3	20	480	

LAND DESCRIPTION

TOTAL OB/XF 2,646

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	1.88	AC		1.00	1.00	1.00	50,000.00	50,000.00	94,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.88 Total Land Value: 94,000 Market: 0 Agricultural: 0 Common: 94,000 PRINTED 07/09/2026 BY SYS

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2026

04-2N-26-0000-0002-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

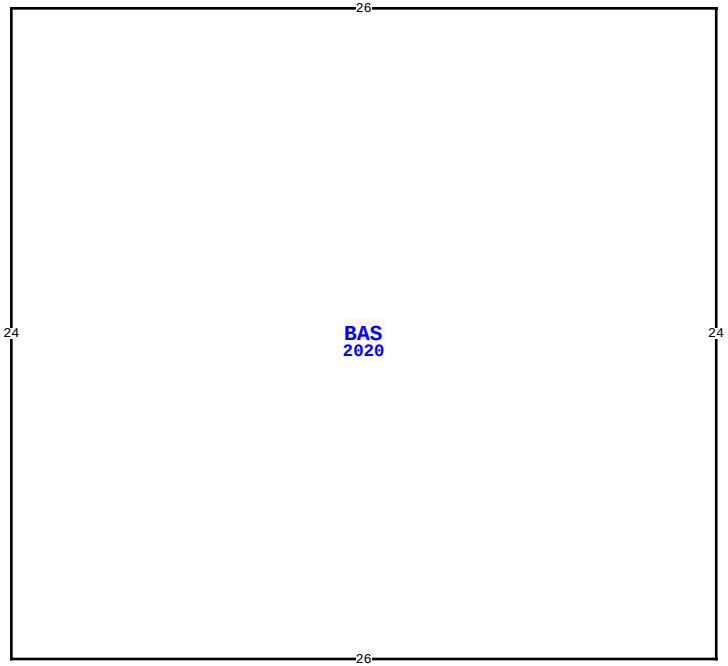
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	624	100	2020	624	16,670
TOTALS	624			624	16,670

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	624	72.1050	28.12	17,547	2020	2020	0	0	0	5.00	95.00

3 GARAGE RES 100% - 2002 Heated Area: 624 HX Base Yr 2002



451697 SR 200, CALLAHAN

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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GRANTEE: BEASLEY RONALD KEIT						
0307/0356	7/01/1980	WD	Q	V		28,600
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W26 S24 E26 N24$.

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 01/01/2023 BY CD Total Acres: 1.88 Total Land Value: 94,000 Market: 0 Agricultural: 0 Common: 94,000 PRINTED 07/09/2026 BY SYS