OR 667/1251 & OR 667/1249 &
OR 763/1224
PARCELS 4-2 & 4

JONES LEONARD BRUCE & LINDA M
451706 STATE ROAD 200
CALLAHAN, FL 32011

2026

04-2N-26-0000-0004-0020

BUILDING CHARACTERISTICS

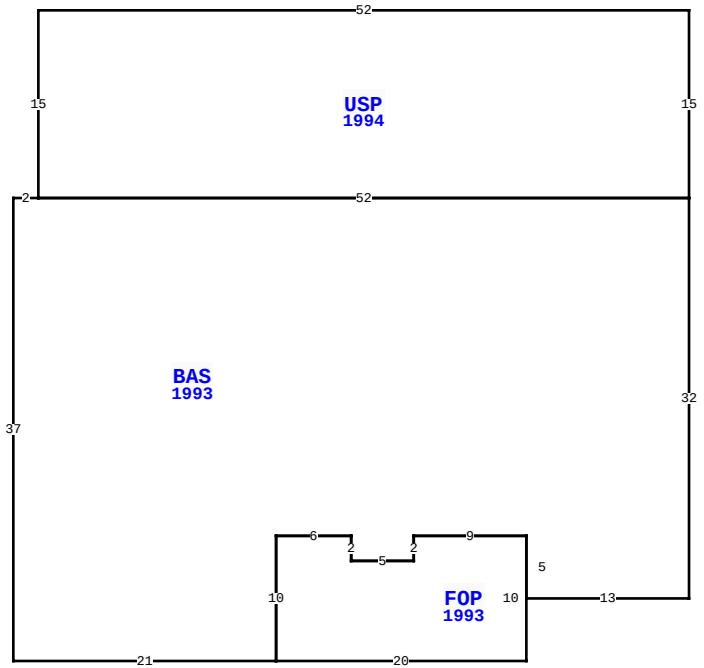
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,743	100	1993	1,743	193,841
FOP	190	30	1993	57	6,339
USP	780	30	1994	234	26,023
TOTALS	2,713			2,034	226,203

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,034	95.6700	132.98	270,481	1992	1992	0	0	0	16.37	83.63

1 SNGL FAM 100% - 1993 Heated Area: 1743 HX Base Yr



451706 SR 200, CALLAHAN

BLD DATE	01/08/2010 KK	LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		239,717
TOTAL MARKET OB/XF VALUE		81,700
TOTAL LAND VALUE - MARKET		163,450
TOTAL MARKET VALUE		484,867
SOH/AGL Deduction		91,872
ASSESSED VALUE		392,995
TOTAL EXEMPTION VALUE	13	392,995
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		484,867
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		437,188

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R12175	REPAIR/RRF	900	11/01/2009
B0311140	NEW CONSTR	0	05/01/2003
94-0746	SWIM POOL	17,000	01/01/1994
8401	NEW CONSTR	62,591	09/28/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0667/1251	9/30/1992	WD	U	V	10	100
GRANTOR: DOUBERLY MILDRED E						
GRANTEE: JONES LEONARD & L M						
0667/1249	9/30/1992	QC	U	V	10	100
GRANTOR: JONES AUGUSTUS W						
GRANTEE: JONES LEONARD & L M						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=1994] W52 S15 BAS=[YR=1993] W2 S37 E21 FOP=[YR=1993] E20 N10 W9 S2 W5 N2 W6 S10$ N10 E6 S2 E5 N2 E9 S5 E13 N32 W52$ E52 N15$.

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	1992	1992	3	68	2,380	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	1994	1994	04	85	42,500	
5	0940	SHEDS/PORT	0	100	6	8	48.00	SF	30.00	30.00	100	1994	1994	3	20	288	
6	1242	WD DECK A	0	100	12	12	144.00	SF	10.00	10.00	100	2005	2005	3	21	302	
7	0200	BARN WD 0-	0	100	0	0	2,016.00	SF	20.00	20.00	100	2005	2005	3	32	12,902	
8	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	2000	2000	3	20	864	
9	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2003	2003	3	100	6,000	
10	0510	GARAGE WD-	0	100	20	24	480.00	SF	35.00	35.00	100	2026	2024	03	98	16,464	

LAND DESCRIPTION

TOTAL OB/XF 81,700

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	4.67	AC		1.00	1.00	1.00	35,000.00	35,000.00	163,450							

REVIEW DATE 01/01/2023 BY CD Total Acres: 4.67 Total Land Value: 163,450 Market: 0 Agricultural: 0 Common: 163,450 PRINTED 07/09/2026 BY SYS

OR 667/1251 & OR 667/1249 &
OR 763/1224
PARCELS 4-2 & 4

JONES LEONARD BRUCE & LINDA M
451706 STATE ROAD 200
CALLAHAN, FL 32011

2026

04-2N-26-0000-0004-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 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 05

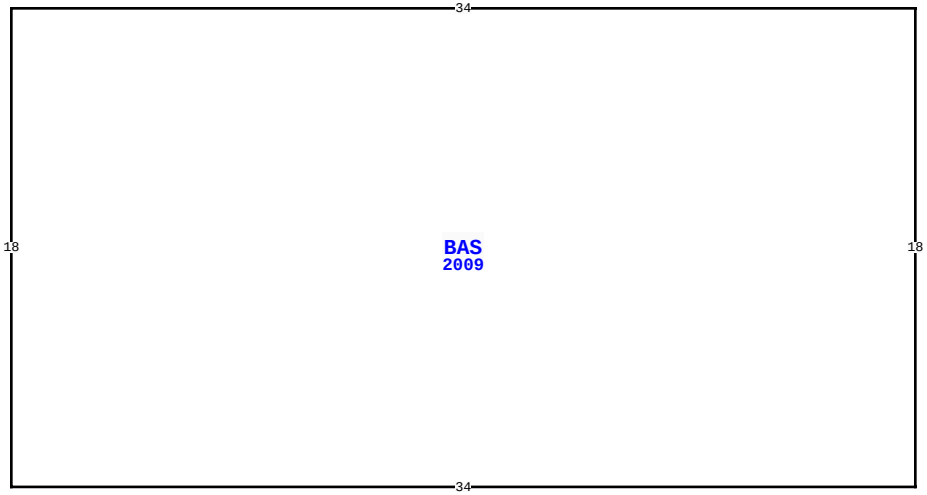
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	612	100	2009	612	13,514
TOTALS	612			612	13,514

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	612	72.6000	28.31	17,326	2009	2009	0	0	0	22.00	78.00

2 GARAGE RES 100% - 1993 Heated Area: 612 HX Base Yr



451706 SR 200, CALLAHAN

BLD DATE	01/08/2010 KK	LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
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NASSAU COUNTY PROPERTY

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TOTAL EXEMPTION VALUE	13	392,995
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		484,867
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		437,188

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: DOUBERLY MILDRED E						
GRANTEE: JONES LEONARD & L M						
0667/1249	9/30/1992	QC	U	V	10	100
GRANTOR: JONES AUGUSTUS W						
GRANTEE: JONES LEONARD & L M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W34 S18 E34 N18$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 4.67 Total Land Value: 163,450 Market: 0 Agricultural: 0 Common: 163,450 PRINTED 07/09/2026 BY SYS