

PT OF SW1/4 OF SE1/4 OF
SEC 5-2N-26E IN OR 1301/1629
BEING PARCEL "A"

ROSZELL TIMOTHY J & NANCY R
451563 STATE ROAD 200
CALLAHAN, FL 32011

2026

05-2N-26-0000-0003-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
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	1,464	100	1994	1,464	187,883
FOP	352	30	1994	106	13,603
FOP	448	30	1994	134	17,197
FUS	813	100	1994	813	104,337
UOP	312	20	1994	62	7,956

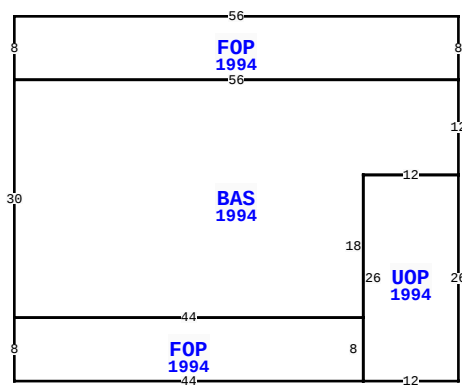
TOTALS	3,389			2,579	330,977
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0940	SHEDS/PORT	0	100	10	6	60.00	SF	30.00
3	0350	CARPORT WD	0	100	10	10	100.00	SF	13.00
4	1242	WD DECK A	0	100	16	10	160.00	SF	10.00
5	1242	WD DECK A	0	100	0	0	711.00	SF	10.00
6	0940	SHEDS/PORT	0	100	24	12	288.00	SF	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0004	OR	0.00	0.00	1.55

REVIEW DATE	01/01/2023	BY	CD
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,579	108.3000	150.54	388,243	1994	1994	0	0	0 14.75	85.25
1 SNGL FAM 100% - 2002 Heated Area: 2277 HX Base Yr 2002											



BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/08/2026 MLU

451563 SR 200, CALLAHAN

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		330,977	
TOTAL MARKET OB/XF VALUE		5,530	
TOTAL LAND VALUE - MARKET		77,500	
TOTAL MARKET VALUE		414,007	
SOH/AGL Deduction		214,891	
ASSESSED VALUE		199,116	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		147,705	
TOTAL JUST VALUE		414,007	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		389,579	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21014814	REPAIR/RRF	15,000	10/27/2021
18006196	REPAIR/RRF	16,547	08/01/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1301/1629	3/15/2005	TD	Q	I	01	100
GRANTOR: ROSZELL NANCY R TRUST						
GRANTEE: ROSZELL TIMOTHY J &						
1022/0545	12/03/2001	WD	U	I	09	251,700
GRANTOR: PAYNE MICHAEL A & CYN						
GRANTEE: PAGE EVELYN M ETAL						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=1994] W56 S8 BAS=[YR=1994] S30 FOP=[YR=1994] S8 E44 UOP=[YR=1994] E12 N26 W12 S26\$ N8 W44\$ E44 N18 E12 N12 W56\$ E56 N8\$ PTR=E15 FUS=[YR=1994] E43 S15 W24 S8 W6 S4 W4 N4 W9 N23\$ W15\$.									

TOTAL OB/XF									
5,530									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0004	OR	0.00	0.00	1.55

Total Acres: 1.55	Total Land Value: 77,500	Market: 0	Agricultural: 0	Common: 77,500
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