IN OR 741/1997 EX 4-6
EX R/W CASE #2002-CA96

EDWARDS YVONNE LVG TRUST/EDWARDS YVONNE TRUSTEE
451648 STATE ROAD 200
CALLAHAN, FL 32011

2026

05-2N-26-0000-0004-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 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	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

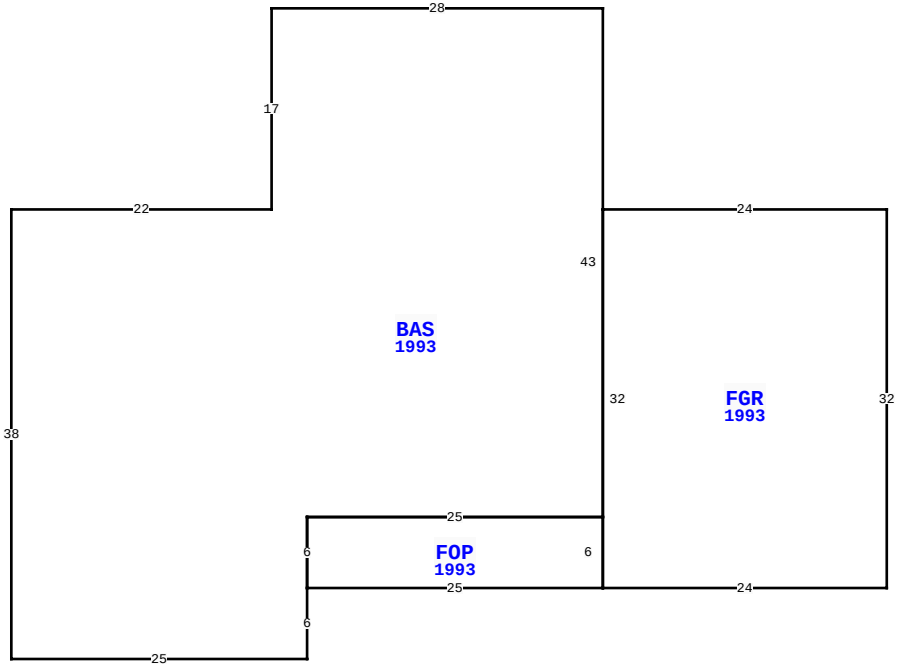
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,076	100	1993	2,076	198,056
FGR	768	55	1993	422	40,260
FOP	150	30	1993	45	4,293
TOTALS	2,994			2,543	242,609

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,543	96.6720	134.37	341,703	1967	1967	0	0	0	29.00	71.00

1 SNGL FAM 100% - 1982 Heated Area: 2076 HX Base Yr 1982



451648 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		242,609
TOTAL MARKET OB/XF VALUE		2,334
TOTAL LAND VALUE - MARKET		48,500
TOTAL MARKET VALUE		293,443
SOH/AGL Deduction		166,546
ASSESSED VALUE		126,897
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		70,486
TOTAL JUST VALUE		293,443
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,564

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313464	REPAIR/RRF	8,000	05/01/2013
V00111	REMODEL	4,950	12/01/2000
6559	REPAIR/RRF	4,506	06/25/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0741/1997	10/19/1995	QC	Q	V	01	100

GRANTOR: EDWARDS RICHARD & YVO

GRANTEE: EDWARDS YVONNE TRUS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 S17 W22 S38 E25 N6 FOP=[YR=1993] E25
FGR=[YR=1993] E24 N32 W24 S32$ N6 W25S6$ N6 E25 N43$.

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	0	0	144.00	SF	30.00	30.00	100	1980	1980	3	20	864	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	42	1,470	

LAND DESCRIPTION

TOTAL OB/XF 2,334

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	0.97	AC		1.00	1.00	1.00	50,000.00	50,000.00	48,500							

REVIEW DATE 05/10/2024 BY TWA Total Acres: 0.97 Total Land Value: 48,500 Market: 0 Agricultural: 0 Common: 48,500 PRINTED 07/09/2026 BY SYS