IN OR 2356/1265
EX R/W OR 1032/1231

STROGOFF WALTER & ELIZABETH
451638 SR 200
CALLAHAN, FL 32011

2026

05-2N-26-0000-0004-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

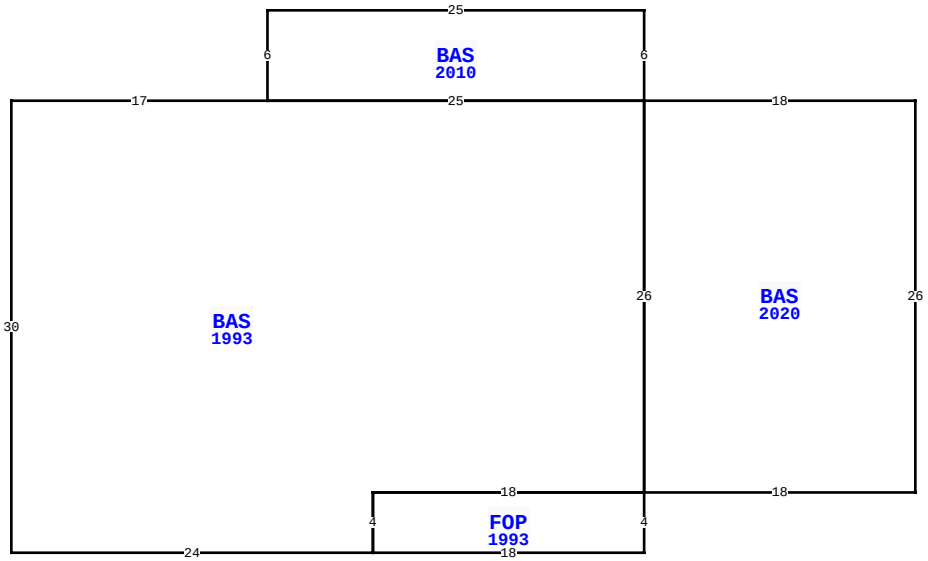
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	1993	1,188	147,002
BAS	150	100	2010	150	18,561
BAS	468	100	2020	468	57,910
FOP	72	30	1993	22	2,722
TOTALS	1,878			1,828	226,196

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,828	113.4000	157.63	288,148	1982	1982	0	0	0	21.50	78.50

1 SNGL FAM 0% - 0 Heated Area: 1806 HX Base Yr



451638 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	226,196
TOTAL MARKET OB/XF VALUE	51,876
TOTAL LAND VALUE - MARKET	50,500
TOTAL MARKET VALUE	328,572
SOH/AGL Deduction	0
ASSESSED VALUE	328,572
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	328,572
TOTAL JUST VALUE	328,572
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	319,490

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001937	ADDITION	5,000	03/03/2020
R002820	REPAIR/RRF	1,500	11/01/2000
V00107	REMODEL	3,000	11/01/2000
309	SWIM POOL	7,900	06/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2356/1265	4/23/2020	WD	Q	I	01	263,000
GRANTOR: STAFFORD JOSHUA R & K						
GRANTEE: STROGOFF WALTER & E						
2220/0784	8/31/2018	WD	Q	I	02	185,000
GRANTOR: HOGAN ROBERT K & ELIZ						
GRANTEE: STAFFORD JOSHUA R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W18 BAS=[YR=2010] N6 W25 S6 BAS=[YR=1993] W17 S30 E24 FOP=[YR=1993] E18 N4 W18 S4$ N4 E18 N26 W25$ E25$S26 E18 N26$.

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
4	0860	POOL/SPA	0	0	0	0	1.00	UT	50,000.00	50,000.00	100	1993	1993	04	85	42,500	
5	0940	SHEDS/PORT	0	0	8	8	64.00	SF	30.00	30.00	100	1993	1993	3	20	384	
6	0681	POLE SHED	0	0	8	8	64.00	SF	15.00	15.00	100	1993	1993	3	20	192	
7	1076	TRELLIS A	0	0	15	16	240.00	SF	7.50	7.50	100	2002	2002	3	85	1,530	
8	1076	TRELLIS A	0	0	15	16	240.00	SF	7.50	7.50	100	2002	2002	3	85	1,530	
9	1076	TRELLIS A	0	0	15	16	240.00	SF	7.50	7.50	100	2002	2002	3	85	1,530	
10	1076	TRELLIS A	0	0	12	12	144.00	SF	7.50	7.50	100	2002	2002	3	85	918	
11	1242	WD DECK A	0	0	12	12	144.00	SF	10.00	10.00	100	2002	2002	3	20	288	
12	1242	WD DECK A	0	0	0	0	710.00	SF	10.00	10.00	100	2002	2002	3	20	1,420	
17	0940	SHEDS/PORT	0	0	12	16	192.00	SF	30.00	30.00	100	2002	2002	3	20	1,152	

TOTAL OB/XF 51,444

LAND DESCRIPTION

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	0	0004	OR	0.00	0.00	1.01	AC		1.00	1.00	1.00	50,000.00	50,000.00	50,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.01 Total Land Value: 50,500 Market: 0 Agricultural: 0 Common: 50,500 PRINTED 07/09/2026 BY SYS

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BUILDING NOTES

BUILDING DIMENSIONS

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
18	0351	CARPORT MT	0	0	12	18	216.00	SF	10.00	10.00	100	2002	2002	3	20	432	

LAND DESCRIPTION

TOTAL OB/XF 432

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: 1.01 Total Land Value: 50,500 Market: 0 Agricultural: 0 Common: 50,500 PRINTED 07/09/2026 BY SYS