IN OR 2867/747
EX R/W CASE#2002-CA-97

OPTIMUM MECHANICAL SOLUTIONS
96417 BLACKROCK RD
YULEE, FL 32097

2026

05-2N-26-0000-0004-0050

BUILDING CHARACTERISTICS

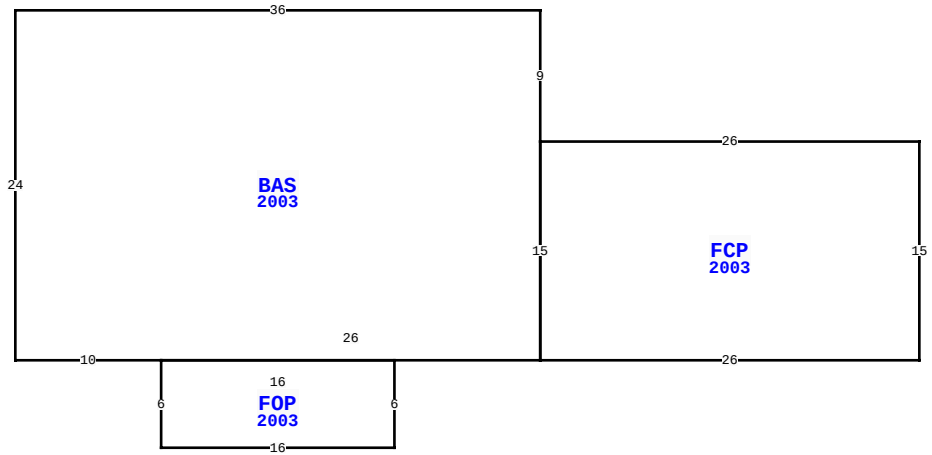
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	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	864	100	2003	864	98,477
FCP	390	25	2003	98	11,170
FOP	96	30	2003	29	3,305
TOTALS	1,350			991	112,953

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	991	121.2840	127.35	126,204	2003	2003	0	0	0	10.50	89.50

1 SINGLE FAM 0% - 2026 Heated Area: 864 HX Base Yr



451632 SR 200, CALLAHAN

BLD DATE	11/04/2014 DC	LGL DATE	
XF DATE		LAND DATE	05/11/2026 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	162,963
TOTAL MARKET OB/XF VALUE	80
TOTAL LAND VALUE - MARKET	373,218
TOTAL MARKET VALUE	536,261
SOH/AGL Deduction	0
ASSESSED VALUE	536,261
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	536,261
TOTAL JUST VALUE	536,261
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	486,557

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311232	GARAGE	64,950	06/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2867/747	5/04/2026	WD	Q	I	01	725,000
GRANTOR: NESSLER JOHNNY						
GRANTEE: OPTIMUM MECHANICAL						
2573/1912	6/27/2022	LE	U	I	11	100
GRANTOR: NESSLER GEORGE E						
GRANTEE: NESSLER JOHNNY & VI						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2003] W26 BAS=[YR=2003] N9 W36 S24 E10
FOP=[YR=2003] S6 E16 N6 W16 $ E26 N15 $ S15 E26 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
2	6001	ROLLUP DR	0	0	0	11	1.00	UT	400.00	400.00	100	2003	2003	3	20	80	

LAND DESCRIPTION

TOTAL OB/XF 80

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	CG	0.00	0.00	219,540.00	SF		1.00	1.00	0.40	4.25	1.70	373,218							

REVIEW DATE 05/10/2024 BY TWA Total Acres: 219,540.00 Total Land Value: 373,218 Market: 0 Agricultural: 0 Common: 373,218 PRINTED 07/09/2026 BY SYS

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2026

05-2N-26-0000-0004-0050

BUILDING CHARACTERISTICS

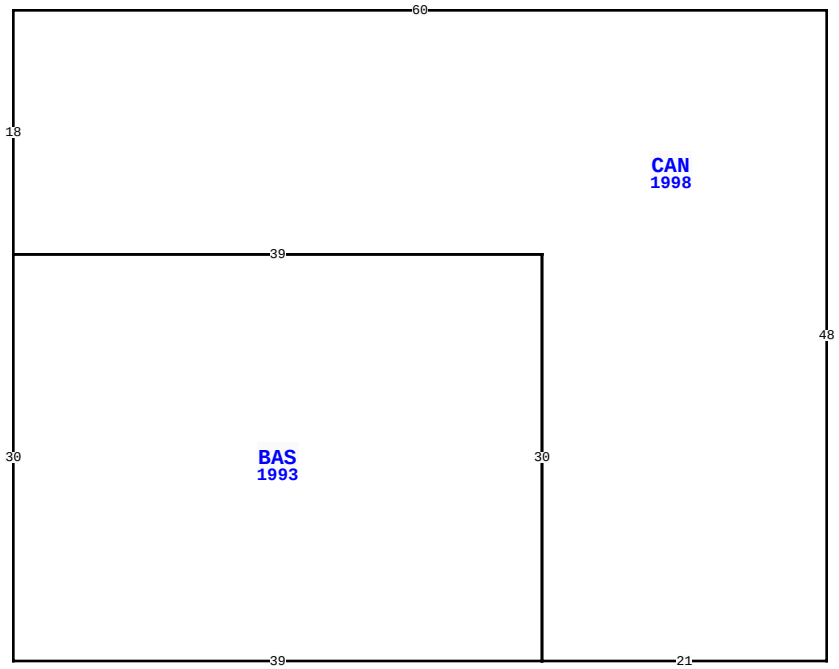
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 60
Roof Cover	12	MODULAR MT 40
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	03	MASONRY 100
Story Height		14 100
RMS		2 100
Stories	0	0 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	OO	OWNER OCC 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	1,170	100	1993	1,170	34,767
CAN	1,710	30	1998	513	15,244
TOTALS	2,880			1,683	50,010

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2501	04	1,683	65.4885	59.43	100,021	1975	1975	0	0	0	50.00	50.00

2 SERV SHOP 0% - 2026 Heated Area: 1170 HX Base Yr



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2573/1912	6/27/2022	LE	U	I	11	100
GRANTOR: NESSLER GEORGE E						
GRANTEE: NESSLER JOHNNY & VI						

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=1998] W60 S18 BAS=[YR=1993] S30 E39 N30 W39$ E39 S30 E21 N48$.

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 05/10/2024 BY TWA Total Acres: 219,540.00 Total Land Value: 373,218 Market: 0 Agricultural: 0 Common: 373,218 PRINTED 07/09/2026 BY SYS