PT OF S 1/2 OF SE 1/4
IN OR 2568/1874
PAR 4-8 & 4-10

NESSLER JOHNNY R L/E/
451603 SR 200
CALLAHAN, FL 32011-4441

2026

05-2N-26-0000-0004-0080

BUILDING CHARACTERISTICS

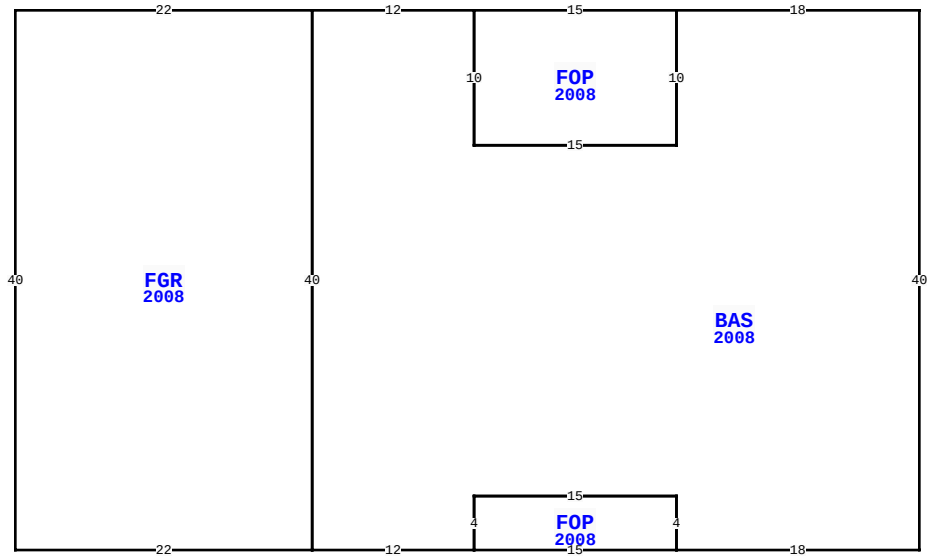
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	5500	TIMBERLAND 80-89
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	4001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,590	100	2008	1,590	199,269
FGR	880	55	2008	484	60,658
FOP	60	30	2008	18	2,256
FOP	150	30	2008	45	5,640
TOTALS	2,680			2,137	267,822

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,137	103.3410	143.64	306,959	2008	2008	0	0	0	12.75	87.25

1 SNGL FAM 100% - 2007 Heated Area: 1590 HX Base Yr 2007



451603 SR 200, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2026 MLU
INC DATE		AG DATE	06/10/2025 KBA

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		267,822
TOTAL MARKET OB/XF VALUE		4,480
TOTAL LAND VALUE - MARKET		322,338
TOTAL MARKET VALUE		557,538
SOH/AGL Deduction		414,666
ASSESSED VALUE		142,872
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		86,461
TOTAL JUST VALUE		594,640
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		506,846

ALSO OWNS AG PRCL 05-2N-26-0000-0002-0050

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13732	MECH OTHER	0	04/01/2008
P13069	OTHER	0	03/01/2008
C21078	CO ISSUED	0	02/01/2008
R11030	REPAIR/RRF	3,800	02/01/2008
B21078	NEW CONSTR	200,000	02/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2568/1874	6/07/2022	LE	U	I	11	100
GRANTOR: NESSLER JOHNNY R						
GRANTEE: NESSLER JOHNNY R L/						
2544/1854	3/07/2022	LE	U	I	11	100
GRANTOR: NESSLER JOHNNY R						
GRANTEE: NESSLER JOHNNY R L/						

BUILDING NOTES

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	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	1999	1999	3	32	4,480	

BUILDING DIMENSIONS

BAS=[YR=2008] W18 FOP=[YR=2008] W15 S10 E15 N10$ S10 W15 N10 W12 FGR=[YR=2008] W22 S40 E22 N40$ S40 E12 FOP=[YR=2008] E15 N4 W15 S4$ N4 E15 S4 E18 N40$.

LAND DESCRIPTION

TOTAL OB/XF 4,480

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	005000	C	AGRICULTURAL	100		CG	0.00	0.00	60,550.00	SF		1.00	1.00	1.00	4.25	4.25	257,338							
2	005000	C	AGRICULTURAL	100		OR			0.55	AC		1.00	1.00	1.00	50,000.00	50,000.00	27,500							
3	005500	A	TIMBER 2 N S	0		CG	0.00	0.00	0.75	AC		1.00	1.00	1.00	530.00	530.00	398							
4	009910	M	MARKET VALUE	0		CG	0.00	0.00	0.75	AC		1.00	1.00	1.00	50,000.00	50,000.00	37,500							

REVIEW DATE 01/30/2024 BY KWA Total Acres: 1.30 Total Land Value: 285,236 Market: 37,500 Agricultural: 398 Common: 284,838 PRINTED 07/09/2026 BY SYS