PT SEC 05-2N-26E IN
OR 2551/1122

HARRIS ROY NEIL
451656 SR 200
CALLAHAN, FL 32011

2026

05-2N-26-0000-0004-0170

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

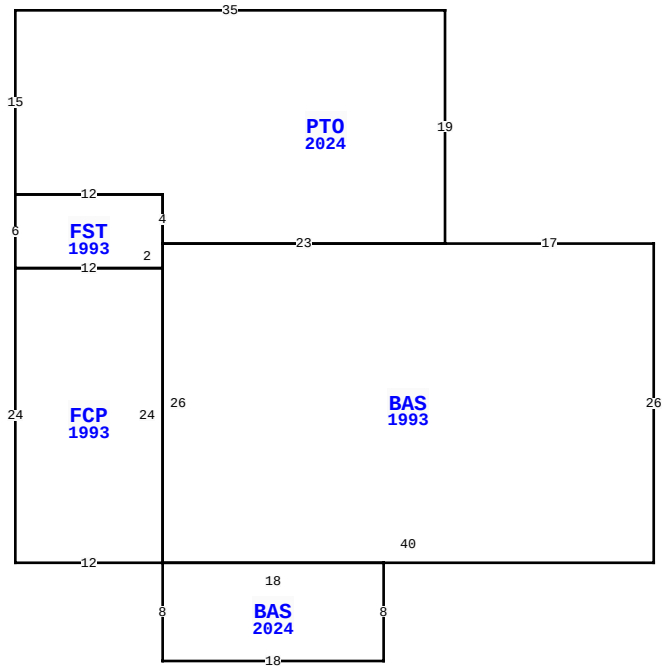
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,040	100	1993	1,040	82,780
BAS	144	100	2024	144	11,462
FCP	288	25	1993	72	5,731
FST	72	55	1993	40	3,184
PTO	617	5	2024	31	2,468
TOTALS	2,161			1,327	105,624

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,327	114.8576	120.60	160,036	1963	1963	0	0	0	34.00	66.00

1 SINGLE FAM 100% - 2023 Heated Area: 1184 HX Base Yr 2023



451656 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		105,624
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		155,624
SOH/AGL Deduction		0
ASSESSED VALUE		155,624
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		104,213
TOTAL JUST VALUE		155,624
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		176,706

EYB AJDSTD REMODELED: 10/23KW

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000815	REPAIR/RRF	5,000	01/13/2022
B1631625	ADDITION	3,213	02/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2551/1122	3/25/2022	WD	Q	I	02	265,000
GRANTOR: MCLEOD KELLIE D & THO						
GRANTEE: HARRIS ROY NEIL						
2520/1499	12/08/2021	FJ	U	I	11	100
GRANTOR: EDWARDS THOMAS B ESTA						
GRANTEE: MCLEOD KELLIE & EDW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W17 W23 S26 E40 N26 $
FCP=[YR=1993;ORIG=-52,2] S24 E12 N24 W12 $
BAS=[YR=2024;ORIG=-40,26] S8 E18 N8 W18 $
FST=[YR=1993;ORIG=-40,0] N4 W12 S6 E12 N2 $
PTO=[YR=2024;ORIG=-52,-4] N15 E35 S19 W23 N4 W12 $
.

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
1	000100	C	RES	100	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/09/2026 BY SYS