SE1/4 OF SE1/4
IN OR 1217/1235
ESMT OR 1264/294

NESSLER RONALD F & ELIZABETH A
66117 NESSLER DRIVE
CALLAHAN, FL 32011

2026

05-2N-26-0000-0004-0180

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

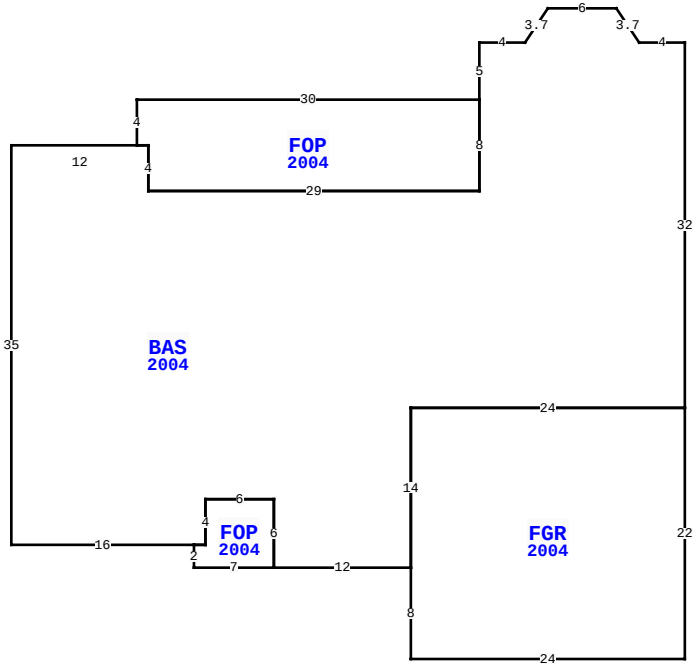
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,847	100	2004	1,847	234,442
FGR	528	55	2004	290	36,810
FOP	38	30	2004	11	1,396
FOP	236	30	2004	71	9,012
TOTALS	2,649			2,219	281,660

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,219	108.3880	150.66	334,315	2004	2004	0	0	0	15.75	84.25

1 SNGL FAM 100% - 2005 Heated Area: 1847 HX Base Yr 2005



66117 NESSLER DR, 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		281,660
TOTAL MARKET OB/XF VALUE		3,010
TOTAL LAND VALUE - MARKET		101,600
TOTAL MARKET VALUE		386,270
SOH/AGL Deduction		214,294
ASSESSED VALUE		171,976
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		120,565
TOTAL JUST VALUE		386,270
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		364,256

PERMIT NUM	DESCRIPTION	AMT	ISSUED
250013048	300 SQ FT METAL B	20,892	11/26/2025
B0412980	NEW CONSTR	135,838	06/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1217/1235	3/24/2004	WD	Q	V	01	100

GRANTOR: NESSLER WILLIARD F &
GRANTEE: NESSLER RONALD F &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004;ORIG=0,0] W4 U3L2 W6 D3L2 W4 S5 S8 W29 N4 W12 S35 E16 E1 N4 E6 S6 E12 N14 E24 N32 $
FGR=[YR=2004;ORIG=-24,46] S8 E24 N22 W24 S14 $
FOP=[YR=2004;ORIG=-18,5] W30 S4 E1 S4 E29 N8 $
FOP=[YR=2004;ORIG=-43,44] S2 E7 N6 W6 S4 W1 $
.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	86	3,010	

LAND DESCRIPTION

TOTAL OB/XF 3,010

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	2.54	AC		1.00	1.00	1.00	40,000.00	40,000.00	101,600							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.54 Total Land Value: 101,600 Market: 0 Agricultural: 0 Common: 101,600 PRINTED 07/09/2026 BY SYS