PT OF S1/2 OF NW1/4 (LOT 3)
IN OR 2455/1917
EX R/W OR 966/1828

BIOLSI JOSHUA & BROOKE
450799 SR 200
CALLAHAN, FL 32011

2026

14-2N-25-0000-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 50
Exterior Wall	30	VINYL 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

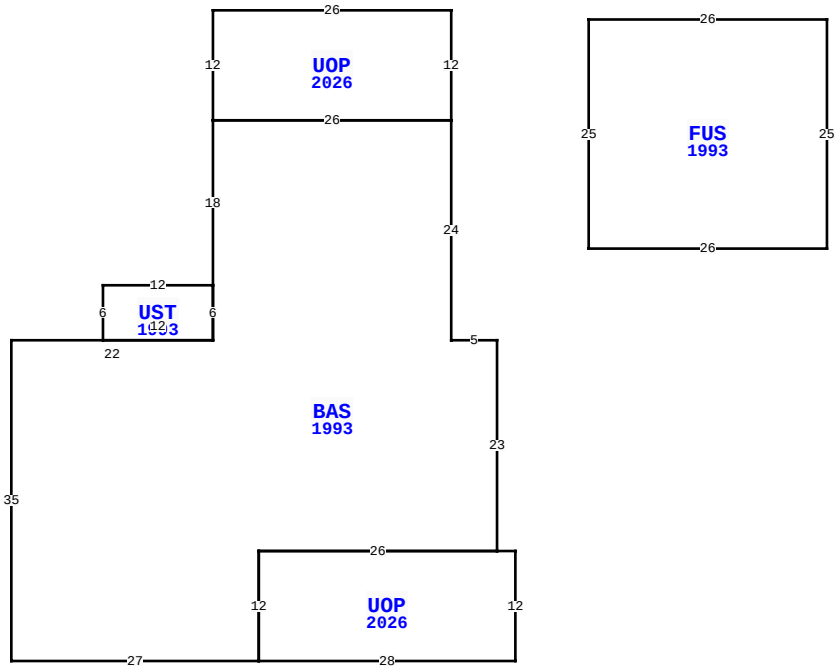
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,167	100	1993	2,167	199,255
FUS	650	100	1993	650	59,768
UOP	312	20	2026	62	5,701
UOP	336	20	2026	67	6,161
UST	72	45	1993	32	2,942
TOTALS	3,537			2,978	273,826

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,978	105.1860	110.45	328,920	1960	2000	0	0	0	16.75	83.25

1 SINGLE FAM 100% - 2026 Heated Area: 2817 HX Base Yr 2026



450799 SR 200, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		557,053
TOTAL MARKET OB/XF VALUE		840
TOTAL LAND VALUE - MARKET		79,000
TOTAL MARKET VALUE		636,893
SOH/AGL Deduction		0
ASSESSED VALUE		636,893
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		585,482
TOTAL JUST VALUE		636,893
NCON VALUE		239,673
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		407,953

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP260003008	POOL RESI	146,000	03/20/2026
B250004336	6500 60*120 STORA	466,920	04/23/2025
21011209	GARAGE	61,536	08/24/2021
21008654	GARAGE	29,332	07/01/2021
21000735	REPAIR/RRF	9,000	01/22/2021
R1313496	REPAIR/RRF	5,600	05/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2455/1917	3/31/2021	SW	Q	I	01	325,000
GRANTOR: FLORIDA LAND TRUST NO						
GRANTEE: BIOLSI JOSHUA & BRO						
2401/0763	10/19/2020	CT	U	I	18	135,500
GRANTOR: CLERK OF COURT						
GRANTEE: FLORIDA LAND TRUST						

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
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1980	1980	3	42	840	

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-26,11] S18 S6 W22 S35 E27 N12 E26 N23 W5 N24 W26 $
FUS=[YR=1993;ORIG=15,0] E26 S25 W26 N25 $
UOP=[YR=2026;ORIG=-26,11] E26 N12 W26 S12 $
UST=[YR=1993;ORIG=-26,29] W12 S6 E12 N6 $
UOP=[YR=2026;ORIG=-21,58] E26 E2 S12 W28 N12 $
PTR=[ORIG=0,0] E15 W15 $
.

LAND DESCRIPTION

TOTAL OB/XF 840

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	1.58	AC		1.00	1.00	1.00	50,000.00	50,000.00	79,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.58 Total Land Value: 79,000 Market: 0 Agricultural: 0 Common: 79,000 PRINTED 07/09/2026 BY SYS

PT OF S1/2 OF NW1/4 (LOT 3)
IN OR 2455/1917
EX R/W OR 966/1828

BIOLSI JOSHUA & BROOKE
450799 SR 200
CALLAHAN, FL 32011

2026

14-2N-25-0000-0010-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

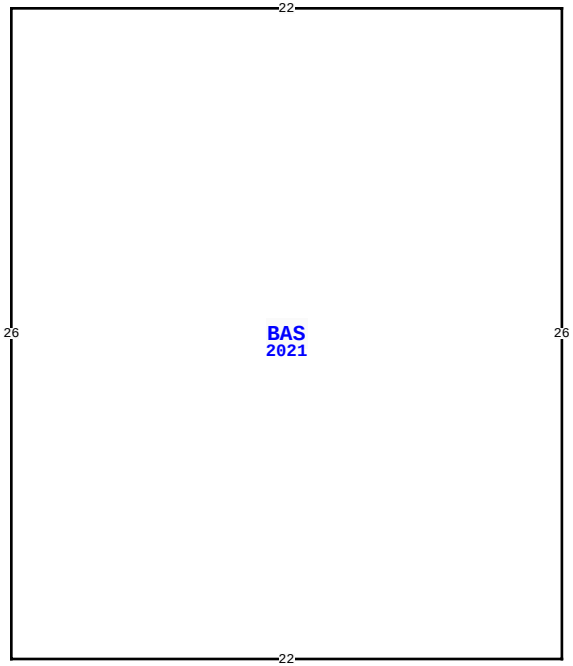
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	572	100	2021	572	15,442
TOTALS	572			572	15,442

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	572	72.1050	28.12	16,085	2021	2021	0	0	0	4.00	96.00

2 GARAGE RES 100% - 2026 Heated Area: 572 HX Base Yr 2026



450799 SR 200, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		557,053
TOTAL MARKET OB/XF VALUE		840
TOTAL LAND VALUE - MARKET		79,000
TOTAL MARKET VALUE		636,893
SOH/AGL Deduction		0
ASSESSED VALUE		636,893
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		585,482
TOTAL JUST VALUE		636,893
NCON VALUE		239,673
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		407,953

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M95959	H/AC	0	02/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2455/1917	3/31/2021	SW	Q	I	01	325,000
GRANTOR: FLORIDA LAND TRUST NO						
GRANTEE: BIOLSI JOSHUA & BRO						
2401/0763	10/19/2020	CT	U	I	18	135,500
GRANTOR: CLERK OF COURT						
GRANTEE: FLORIDA LAND TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W22 S26 E22 N26$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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: 1.58 Total Land Value: 79,000 Market: 0 Agricultural: 0 Common: 79,000 PRINTED 07/09/2026 BY SYS

PT OF S1/2 OF NW1/4 (LOT 3)
IN OR 2455/1917
EX R/W OR 966/1828

BIOLSI JOSHUA & BROOKE
450799 SR 200
CALLAHAN, FL 32011

2026

14-2N-25-0000-0010-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

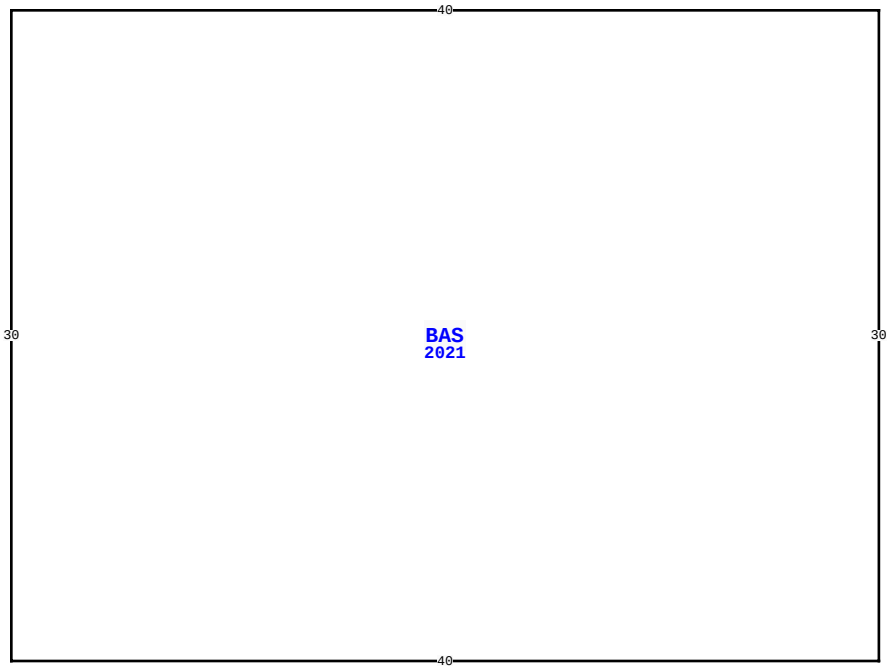
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2021	1,200	39,974
TOTALS	1,200			1,200	39,974

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	88.9870	34.70	41,640	2021	2021	0	0	0	4.00	96.00

3 GARAGE RES 100% - 2026 Heated Area: 1200 HX Base Yr 2026



450799 SR 200, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		557,053
TOTAL MARKET OB/XF VALUE		840
TOTAL LAND VALUE - MARKET		79,000
TOTAL MARKET VALUE		636,893
SOH/AGL Deduction		0
ASSESSED VALUE		636,893
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		585,482
TOTAL JUST VALUE		636,893
NCON VALUE		239,673
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		407,953

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2455/1917	3/31/2021	SW	Q	I	01	325,000
GRANTOR: FLORIDA LAND TRUST NO						
GRANTEE: BIOLSI JOSHUA & BRO						
2401/0763	10/19/2020	CT	U	I	18	135,500
GRANTOR: CLERK OF COURT						
GRANTEE: FLORIDA LAND TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W40 S30 E40 N30$.

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 01/01/2023 BY CD Total Acres: 1.58 Total Land Value: 79,000 Market: 0 Agricultural: 0 Common: 79,000 PRINTED 07/09/2026 BY SYS

PT OF S1/2 OF NW1/4 (LOT 3)
IN OR 2455/1917
EX R/W OR 966/1828

BIOLSI JOSHUA & BROOKE
450799 SR 200
CALLAHAN, FL 32011

2026

14-2N-25-0000-0010-0000

BUILDING CHARACTERISTICS

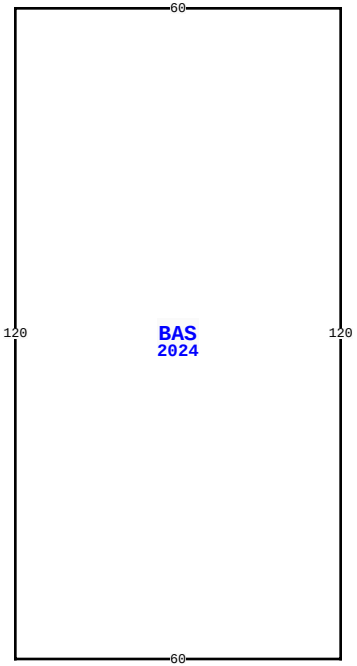
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	08	ENG SPLIT 100
Heating Type	03	FORCED AIR 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	7,200	100	2024	7,200	227,811
TOTALS	7,200			7,200	227,811

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	7,200	81.9375	31.96	230,112	2025	2025	0	0	0	1.00	99.00

4 GARAGE RES 100% - 2026 Heated Area: 7200 HX Base Yr 2026



450799 SR 200, CALLAHAN

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 4 of 4 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		557,053
TOTAL MARKET OB/XF VALUE		840
TOTAL LAND VALUE - MARKET		79,000
TOTAL MARKET VALUE		636,893
SOH/AGL Deduction		0
ASSESSED VALUE		636,893
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		585,482
TOTAL JUST VALUE		636,893
NCON VALUE		239,673
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		407,953

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2455/1917	3/31/2021	SW	Q	I	01	325,000
GRANTOR: FLORIDA LAND TRUST NO						
GRANTEE: BIOLSI JOSHUA & BRO						
2401/0763	10/19/2020	CT	U	I	18	135,500
GRANTOR: CLERK OF COURT						
GRANTEE: FLORIDA LAND TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E60 S120 W60 N120 $
.

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 01/01/2023 BY CD Total Acres: 1.58 Total Land Value: 79,000 Market: 0 Agricultural: 0 Common: 79,000 PRINTED 07/09/2026 BY SYS