PT OF S1/2 OF NW1/4 (LOT 5)
IN OR 1755/1323
1983/FAMI/SW/MH

REINERT DANIEL EDWARD & JUNE MARIE
450817 SR 200
CALLAHAN, FL 32011

2026

14-2N-25-0000-0012-0000

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	11	CLAY TILE 20
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

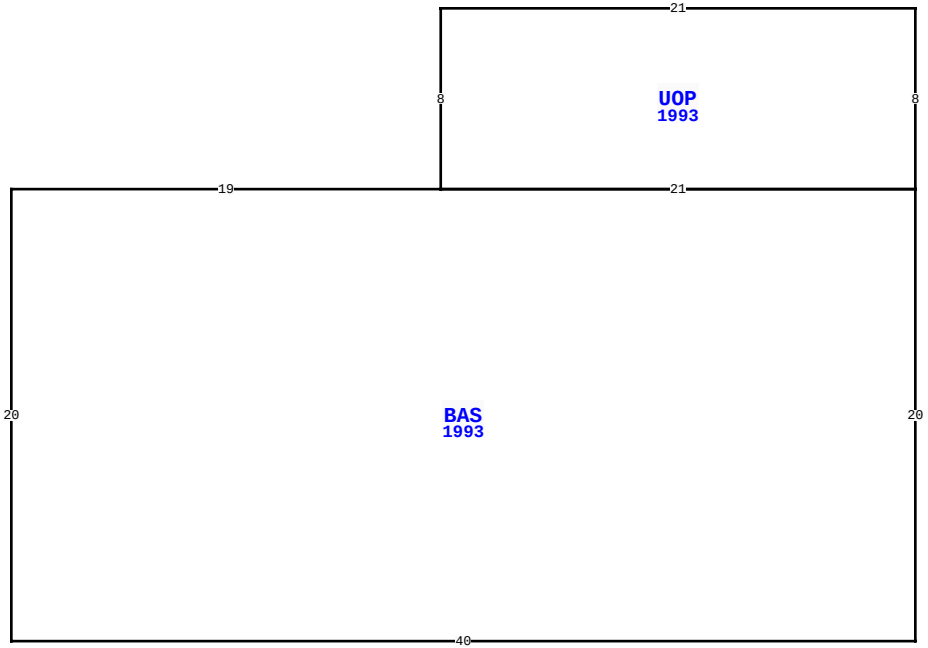
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100	1993	800	56,301
UOP	168	20	1993	34	2,393
TOTALS	968			834	58,694

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	834	116.1600	121.97	101,723	1959	1959	0	0	0	42.30	57.70

1 SINGLE FAM 100% - 2026 Heated Area: 800 HX Base Yr 2026



450817 SR 200, CALLAHAN

BLD DATE	06/18/2008	JW	LGL DATE	05/07/2026 MLU
XF DATE			LAND DATE	
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		73,473
TOTAL MARKET OB/XF VALUE		6,320
TOTAL LAND VALUE - MARKET		79,000
TOTAL MARKET VALUE		158,793
SOH/AGL Deduction		0
ASSESSED VALUE		158,793
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		102,382
TOTAL JUST VALUE		158,793
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		148,274

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7088	REPAIR/RRF	1,888	03/18/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1755/1323	9/09/2011	WD	Q	I	01	65,000

GRANTOR: PITTMAN JAMES VERNON
GRANTEE: REINERT DANIEL EDWA

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W21 S8 BAS=[YR=1993] W19 S20 E40 N20 W21$ E21 N8$.

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	0680	POLE SHED	0	100	30	19	570.00	SF	10.00	10.00	100	1985	1985	3	20	1,140	
2	1242	WD DECK A	0	100	12	12	144.00	SF	10.00	10.00	100	1990	1990	3	20	288	
3	1242	WD DECK A	0	100	8	12	96.00	SF	10.00	10.00	100	2011	2011	3	40	384	
4	1242	WD DECK A	0	100	10	4	40.00	SF	10.00	10.00	100	2011	2011	3	40	160	
5	0680	POLE SHED	0	100	0	0	482.00	SF	10.00	10.00	100	2009	2009	3	48	2,314	
6	0940	SHEDS/PORT	0	100	8	11	88.00	SF	30.00	30.00	100	2011	2011	3	40	1,056	
7	1242	WD DECK A	0	100	12	8	96.00	SF	10.00	10.00	100	2009	2009	3	31	298	
8	0940	SHEDS/PORT	0	100	12	8	96.00	SF	17.70	17.70	100	2011	2011	3	40	680	

LAND DESCRIPTION

TOTAL OB/XF 6,320

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		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 5)
IN OR 1755/1323
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450817 SR 200
CALLAHAN, FL 32011

2026

14-2N-25-0000-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	02	Quality Level 02

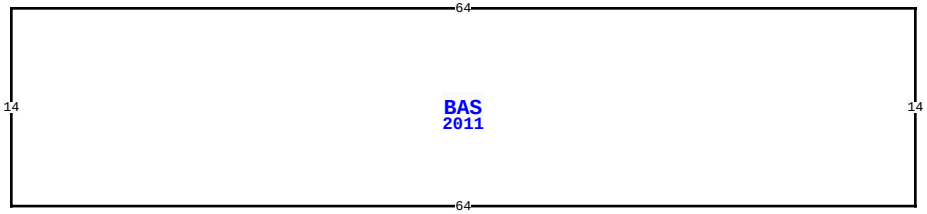
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	896	100	2011	896	14,779
TOTALS	896			896	14,779

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	896	64.6800	54.98	49,262	1983	1983	0	0	0	70.00	30.00

2 M/H 93- 0% - 2026 Heated Area: 896 HX Base Yr 2026



450817 SR 200, CALLAHAN

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OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: PITTMAN JAMES VERNON
GRANTEE: REINERT DANIEL EDWA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W64 S14 E64 N14$.

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