LOT 5 UNR SUB
IN OR 2598/1
ESMT PT OR 1640/1989

BISHOP NANCY MCNEESE REV TRUST/BISHOP NANCY L M CO
450543 SR 200
CALLAHAN, FL 32011

2026

42-2N-25-0000-0014-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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

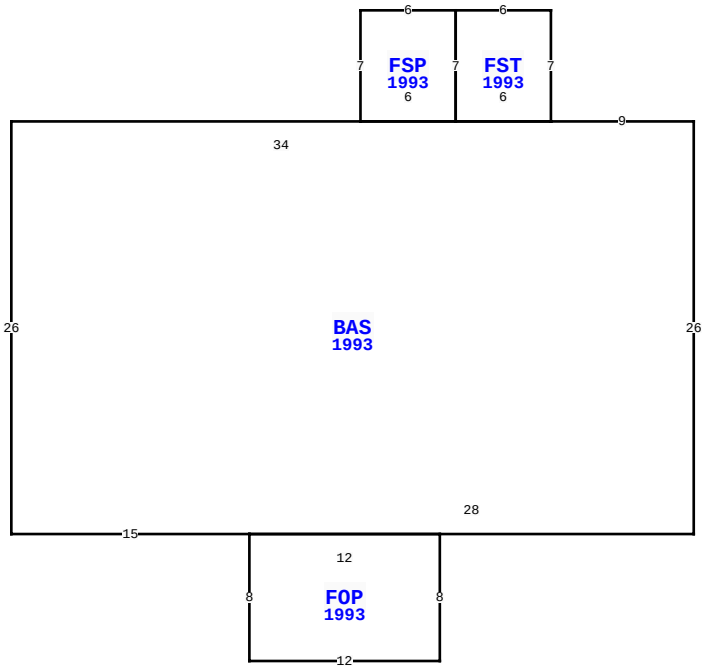
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,118	100	1993	1,118	113,504
FOP	96	30	1993	29	2,945
FSP	42	40	1993	17	1,726
FST	42	55	1993	23	2,335
TOTALS	1,298			1,187	120,509

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,187	113.4200	119.09	141,360	1980	1995	0	0	0	14.75	85.25

1 SINGLE FAM 100% - 1983 Heated Area: 1118 HX Base Yr 1983



450543 SR 200, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		120,509
TOTAL MARKET OB/XF VALUE		5,004
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		215,513
SOH/AGL Deduction		134,905
ASSESSED VALUE		80,608
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		24,197
TOTAL JUST VALUE		215,513
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,289

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24203	REMODEL	6,500	12/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2598/0001	9/15/2022	TD	U	I	11	100
GRANTOR: BISHOP NANCY M						
GRANTEE: BISHOP NANCY L MCNE						
0364/0731	7/01/1982	WD	Q	I		30,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 FST=[YR=1993] N7 W6 FSP=[YR=1993] W6 S7 E6 N7 $ S7 E6 $ W34 S26 E15 FOP=[YR=1993] S8 E12 N8 W12 $ E28 N26 $.

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
2	0940	SHEDS/PORT	0	100	20	12	240.00	SF	15.00	15.00	100	1992	1992	3	20	720	
3	0940	SHEDS/PORT	0	100	34	12	408.00	SF	15.00	15.00	100	2017	2017	3	70	4,284	

LAND DESCRIPTION

TOTAL OB/XF 5,004

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		CN	100.00	322.00	30,000.00	SF		1.00	1.00	1.00	3.00	3.00	90,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.69 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS