

IN OR 1056/448
EX R/W OR 1054/1882

MCLEAN JERRY & EDITH
450569 SR 200
CALLAHAN, FL 32011

2026

42-2N-25-0000-0014-0070



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	

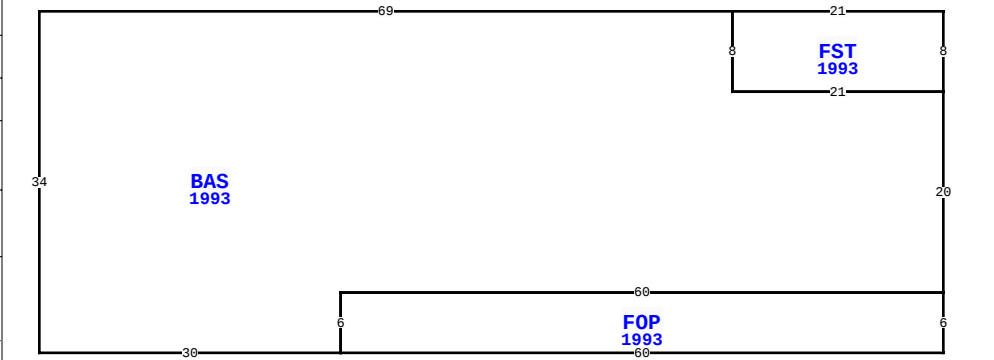
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,532	100	1993	2,532	278,815
FOP	360	30	1993	108	11,893
FST	168	55	1993	92	10,131
TOTALS	3,060			2,732	300,839

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
3	0510	GARAGE WD-	0 100	32	30	960.00	SF	28.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0004	OR	0.00	0.00	2.65

REVIEW DATE 01/01/2023 BY CD

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,732	104.9280	145.85	398,462	1976	1976	0	0	24.50	75.50	
1 SNGL FAM 100% - 2003 Heated Area: 2532 HX Base Yr 2003												



450569 SR 200, CALLAHAN	BLD DATE	LGL DATE	05/07/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF												
6,566												

TOTAL OB/XF												
6,566												

Total Acres: 2.65 Total Land Value: 106,000 Market: 0 Agricultural: 0 Common: 106,000

NASSAU COUNTY PROPERTY									
PAGE 1 of 2									

VALUATION BY		STANDARD
Tax Group: 6		Tax Dist:
BUILDING MARKET VALUE		333,799
TOTAL MARKET OB/XF VALUE		6,566
TOTAL LAND VALUE - MARKET		106,000
TOTAL MARKET VALUE		446,365
SOH/AGL Deduction		254,740
ASSESSED VALUE		191,625
TOTAL EXEMPTION VALUE		51,411
BASE TAXABLE VALUE		140,214
TOTAL JUST VALUE		446,365
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		350,856

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6413	REMODEL	250	01/09/1990
6206	XFOB	16,320	01/09/1990
5700	REMODEL	2,000	05/04/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1056/0448	5/17/2002	WD	U	I	23	128,500	
GRANTOR: CONCIALDI CLARA A							
GRANTEE: MCLEAN JERRY & EDIT							
0572/0256	6/09/1989	WD	Q	I		94,500	
GRANTOR: CREDIT THRIFT INC							
GRANTEE: CONCIALDI CLARA A							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
FST=[YR=1993] W21 BAS=[YR=1993] W69 S34 E30 FOP=[YR=1993] E60 N6 W60 S6\$ N6 E60 N20 W21 N8\$ S8 E21 N8\$.									

MCLEAN JERRY & EDITH
450569 SR 200
CALLAHAN, FL 32011

42-2N-25-0000-0014-0070

[illegible]