

RIESEL JERRY B & DANA LYNN
46003 JERRYS FARM RD
CALLAHAN, FL 32011

50-2N-25-0000-0001-0030

[illegible]

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CALLAHAN, FL 32011

2026



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
CONSTRUCTION										VALUATION SUMMARY										PAGE 2 of 2														
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY	STANDARD																		
Exterior Wall	30	0800	02	1,643	128.9200	116.03	190,637	2001	2001	0	0	0	56.00	44.00	Tax Group: 6	Tax Dist:																		
Roof Structure	03	2 M/H 94+ 100% - 1999										Heated Area: 1643										HX Base Yr 1999												
Roof Cover	03	53 31 53 31 BAS 2001										BUILDING MARKET VALUE										112,823												
Interior Wall	05											TOTAL MARKET OB/XF VALUE										5,541												
Interior Floor	14											TOTAL LAND VALUE - MARKET										125,000												
Interior Floor	08											TOTAL MARKET VALUE										243,364												
Air Condition	03											SOH/AGL Deduction										97,020												
Heating Type	04											ASSESSED VALUE										146,344												
Bedrooms												TOTAL EXEMPTION VALUE										HX HB 51,411												
Bathrooms												BASE TAXABLE VALUE										94,933												
Frame	02											TOTAL JUST VALUE										243,364												
Stories	1.											NCON VALUE										0												
Units		INCOME VALUE																																
TOTALS															PREVIOUS YEAR MKT VALUE										218,760									
EXTRA FEATURES															46003 JERRYS FARM RD, CALLAHAN										05/07/2026 MLU									
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										