LOT 3
A E EWING 1 PB 3/67

GEIGER PURNECIA KAY L/E/
615685 RIVER RD
CALLAHAN, FL 32011

2023

25-2N-24-226A-0003-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 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

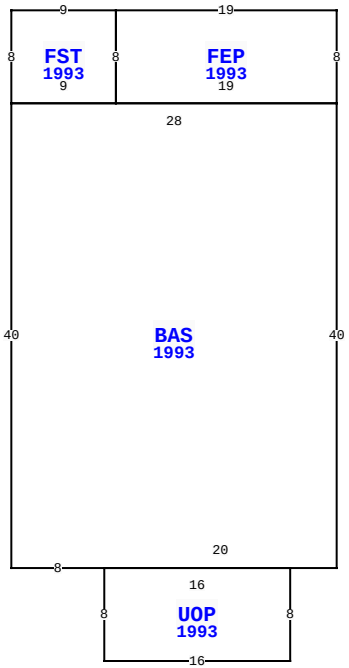
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100	1,120	59,937
FEP	152	80	122	6,529
FST	72	55	40	2,141
UOP	128	20	26	1,391
TOTALS	1,472		1,308	69,998

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,308	94.0160	84.85	110,984	1954	1960	0	0	0	36.93	63.07

1 SINGLE FAM – 100% - 2015 Heated Area: 1120 HX Base Yr 2015



615685 RIVER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		69,998
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		20,000
TOTAL MARKET VALUE		89,998
SOH/AGL Deduction		29,732
ASSESSED VALUE		60,266
TOTAL EXEMPTION VALUE	HX HB	35,266
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		89,998
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		78,612

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6507	CHNGE SRVC	700	02/21/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2521/0631	5/26/2021	LE	U	I	11	100
GRANTOR: GEIGER PURNECIA KAY						
GRANTEE: GEIGER KEITH LANE						
1076/1462	8/23/2002	WD	Q	I		65,000
GRANTOR: HENDERSON BACILE MERE						
GRANTEE: GEIGER KAY D						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=1993] W19 FST=[YR=1993] W9 S8 BAS=[YR=1993] S40 E8
UOP=[YR=1993] S8 E16 N8 W16$ E20 N40 W28$E9 N8$ S8 E19 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

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
1	000100	C	SFR	100	0004	RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 0.00 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 08/02/2023 BY SYS