LOT 5
A E EWING #1 PB 3/67

LEWIS JOSHUA/BOWEN REBECCA
615647 RIVER ROAD
CALLAHAN, FL 32011

2023

25-2N-24-226A-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

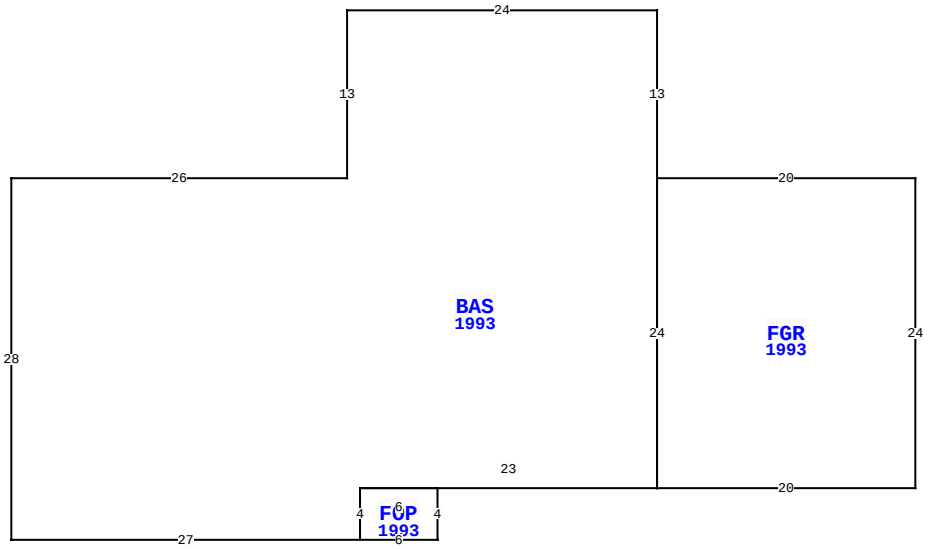
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	108,668
FGR	480	55	264	17,709
FOP	24	30	7	469
TOTALS	2,124		1,891	126,846

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,891	94.0800	84.91	160,565	1962	1980	0	0	0	21.00	79.00

1 SINGLE FAM – 0% - 0 Heated Area: 1620 HX Base Yr



615647 RIVER RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	126,846
TOTAL MARKET OB/XF VALUE	2,398
TOTAL LAND VALUE - MARKET	20,000
TOTAL MARKET VALUE	149,244
SOH/AGL Deduction	30,304
ASSESSED VALUE	118,940
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	118,940
TOTAL JUST VALUE	149,244
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	118,889

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7679	REMODEL	22,408	11/12/1991
5370	REPAIR/RRF	1,760	12/12/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2614/1763	1/06/2023	WD	U	I	30	180,000
GRANTOR: LEWIS STACY U						
GRANTEE: LEWIS JOSHUA & REBE						
1378/1829	1/04/2006	QC	U	I	07	100
GRANTOR: USHER JAMES E						
GRANTEE: USHER JAMES E & STA						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W20 BAS=[YR=1993] N13 W24 S13 W26 S28 E27
FOP=[YR=1993] E6 N4 W6 S4$ N4 E23 N24$ S24 E20 N24 $.

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	0811	CONCRETE B	0	0	0	0	914.00	SF	5.20	5.20	100	1962	1962	3	20	951	
3	0810	CONCRETE A	0	0	0	0	305.00	SF	6.50	6.50	100	1996	1996	3	73	1,447	

LAND DESCRIPTION

TOTAL OB/XF 2,398

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	0	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 04/04/2023 BY WWX Total Acres: 0.00 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 08/02/2023 BY SYS