



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
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	1,782	100	1,782	154,412
FGR	483	55	266	23,049
FOP	30	30	9	780
FST	147	55	81	7,019
TOTALS	2,442		2,138	185,260

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0810	CONCRETE A	0	0	0	0	320.00	SF	6.50	6.50	
3	0812	CONCRETE C	0	0	0	0	3,243.00	SF	4.00	4.00	
4	0350	CARPORT WD	0	0	23	11	253.00	SF	13.00	13.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	0	0004	OR	0.00	0.00	1.22	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,138	98.3430	116.78	249,676	1981	1986	0	0	25.80	74.20
1 SNGL FAM - 0% - 0 Heated Area: 1782 HX Base Yr											
615139 RIVER RD, CALLAHAN											
BLD DATE: 06/13/2023 MLU											

TOTAL OB/XF											
10,321											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		185,260	
TOTAL MARKET OB/XF VALUE		10,321	
TOTAL LAND VALUE - MARKET		36,600	
TOTAL MARKET VALUE		232,181	
SOH/AGL Deduction		60,966	
ASSESSED VALUE		171,215	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		171,215	
TOTAL JUST VALUE		232,181	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		194,656	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0614/1138	12/19/1990	WD	U	I	01	30,000	
GRANTOR: WRIGHT WM & REBECCA							
GRANTEE: WRIGHT BRIAN & WM G							
0292/0509	6/01/1979	WD	Q	V		8,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W8 S2 W48 S30 E27 FOP=[YR=1993] S4 E5 N6 W5 S2\$ N2 E5 S6 E24 N4 FGR=[YR=1993] E21 N23 FST=[YR=1993] N7 W21 S7 E21\$ W21 S23 \$ N32\$.											