

PT OF SEC 26-2N-24E
IN OR 2417/1684
(EX OR 2403/1867)

MITCHELL SCOTT ERIC & KAREN L
614766 RIVER RD
CALLAHAN, FL 32011

2023

26-2N-24-0000-0009-0010



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 90
Interior Wall	04	PLYWOOD 10
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
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	05	Quality Level 05
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	1,194	100	1,194	96,119
FCP	260	25	65	5,233
FEP	288	80	230	18,516
FOP	50	30	15	1,208
FST	104	55	57	4,589
PTO	252	5	13	1,046
UGR	504	45	227	18,274

TOTALS	2,652		1,801	144,983
--------	-------	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
2	0861	POOL GUNIT	0	100	0	0		544.00	SF 85.00	100	1980
8	0811	CONCRETE B	0	100	0	0		817.00	SF 5.20	100	1985
9	0845	KOOL DECK	0	100	0	0		150.00	SF 7.25	100	1980

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	2.25	AC	

REVIEW DATE	11/17/2020	BY	TWA
-------------	------------	----	-----

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,801	112.2000	101.26	182,369	1961	1981	0	0	20.50	79.50
1 SINGLE FAM - 100% - 2021 Heated Area: 1194 HX Base Yr 2021											
614766 RIVER RD, CALLAHAN											
BLD DATE: 06/13/2023 MLU											

TOTAL OB/XF											
11,732											

TOTAL OB/XF											
11,732											

Market:	0
---------	---

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
6			
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 6	
BUILDING MARKET VALUE		Tax Dist:	
TOTAL MARKET OB/XF VALUE		144,983	
TOTAL LAND VALUE - MARKET		11,732	
TOTAL MARKET VALUE		67,500	
SOH/AGL Deduction		224,215	
ASSESSED VALUE		52,809	
TOTAL EXEMPTION VALUE		171,406	
BASE TAXABLE VALUE		HX HB	
TOTAL JUST VALUE		50,000	
NCON VALUE		121,406	
INCOME VALUE		224,215	
PREVIOUS YEAR MKT VALUE		0	
		181,298	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003493	MH MOVE-ON	0	06/12/2017
B1326742	REMODEL	0	01/01/2013
8037	REPAIR/RRF	2,000	04/29/1992
7751	CHNGE SRVC	4,000	10/11/1991

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2417/1684	12/16/2020	WD	U	I	11
GRANTOR: GREEN JACKIE LYNN					
GRANTEE: MITCHELL SCOTT ERIC					
2395/1434	9/16/2020	WD	U	I	98
GRANTOR: GREEN JACKIE LYNN					
GRANTEE: MITCHELL SCOTT ERIC					

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

BUILDING DIMENSIONS					
UGR=[YR=1993] W21 FEP=[YR=1993] W12 PTO=[YR=1993] W6 S18					
W18 S6 BAS=[YR=1993] S26 E22 FOP=[YR=1993] S6 E7 N8 W4 S2					
W3 \$ E3 N2 E4 S8 E14 N4 FCP=[YR=1993] E13 N20 FST=[YR=1993]					
N8 W13 S8 E13 \$ W13 S20 \$ N28 W43 \$ E24 N24\$ S24 E12 N24\$ S24					
E21 N24 \$.					

OTHER ADJUSTMENTS AND NOTES											

Common:	67,500
---------	--------