PT OF SEC 26-2N-24E
IN OR 2403/1867

GREEN JOSHUA PAUL
614810 RIVER RD
CALLAHAN, FL 32011

2023

26-2N-24-0000-0009-0040

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

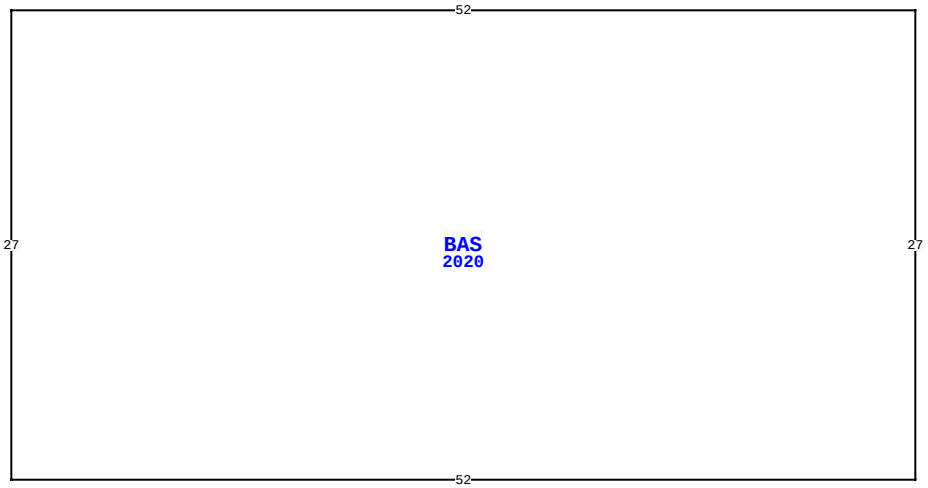
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	1,404	126,124
TOTALS	1,404		1,404	126,124

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,404	135.0800	94.56	132,762	2018	2018	0	0	0	5.00	95.00

1 M/H 94+ – 100% - 2021 Heated Area: 1404 HX Base Yr 2021



614810 RIVER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		134,591
TOTAL MARKET OB/XF VALUE		12,703
TOTAL LAND VALUE - MARKET		163,750
TOTAL MARKET VALUE		197,232
SOH/AGL Deduction		68,808
ASSESSED VALUE		128,424
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		78,424
TOTAL JUST VALUE		311,044
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		119,889

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2403/1867	10/28/2020	SW	U	I	11	100

GRANTOR: GREEN JACKIE L

GRANTEE: GREEN JOSHUA PAUL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W52 S27 E52 N27$.

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
3	0510	GARAGE WD-	0	100	20	18	360.00	SF	24.85	24.85	100	2007	2007	3	52	4,652	
4	0510	GARAGE WD-	0	100	20	18	360.00	SF	24.85	24.85	100	2018	2018	3	90	8,051	

LAND DESCRIPTION

TOTAL OB/XF 12,703

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	005000	C	RURAL HOME	100			0.00	0.00	1.50	AC		1.00	1.00	1.00	30,000.00	30,000.00	45,000							
2	005401	A	TIMB2-1 SI	0			0.00	0.00	6.25	AC		1.00	1.00	1.00	790.00	790.00	4,938							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	6.25	AC		1.00	1.00	1.00	19,000.00	19,000.00	118,750							

REVIEW DATE 11/17/2020 BY TWA Total Acres: 7.75 Total Land Value: 49,938 Market: 118,750 Agricultural: 4,938 Common: 45,000 PRINTED 08/02/2023 BY SYS

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2023

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

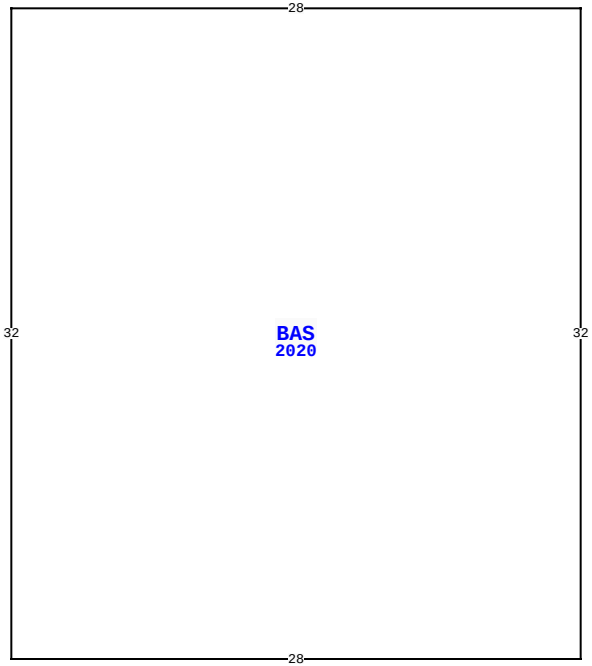
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	896	100	896	8,467
TOTALS	896		896	8,467

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	896	54.0000	18.90	16,934	1989	1989	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 2021 Heated Area: 896 HX Base Yr 2021



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GRANTOR: GREEN JACKIE L

GRANTEE: GREEN JOSHUA PAUL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W28 S32 E28 N32$.

EXTRA FEATURES

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

REVIEW DATE 11/17/2020 BY TWA Total Acres: 7.75 Total Land Value: 49,938 Market: 118,750 Agricultural: 4,938 Common: 45,000 PRINTED 08/02/2023 BY SYS