PT SE1/4 OF NE1/4 OF SE1/4 OF
SEC 26-2N-24E IN OR 2552/1641

POWELL ETHAN M/POWELL ERIC M
615258 RIVER RD
CALLAHAN, FL 32011

2023

26-2N-24-0000-0011-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

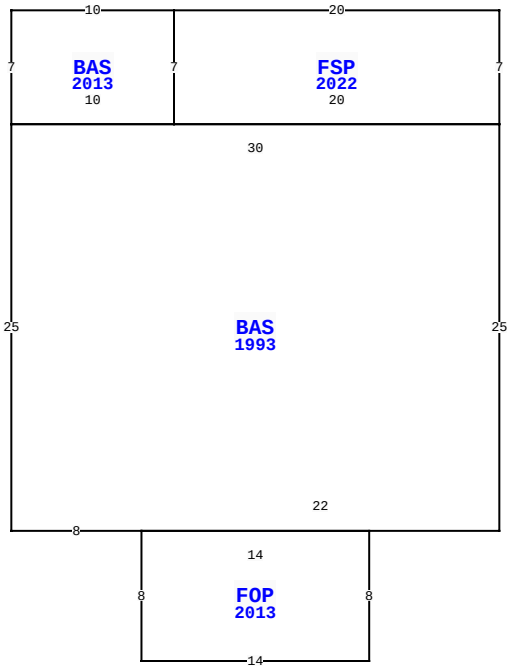
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	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	750	100	750	78,352
BAS	70	100	70	7,313
FOP	112	30	34	3,552
FSP	140	40	56	5,850
TOTALS	1,072		910	95,067

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	910	131.3928	118.58	107,908	1940	2000	0	0	0	11.90	88.10

1 SINGLE FAM – 100% - 2023 Heated Area: 820 HX Base Yr 2023



615258 RIVER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		95,067
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		62,700
TOTAL MARKET VALUE		157,767
SOH/AGL Deduction		0
ASSESSED VALUE		157,767
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		107,767
TOTAL JUST VALUE		157,767
NCON VALUE		10,926
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		95,491

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007204	NEW SHINGLES	2,700	06/03/2021
21006494	REMODEL	80,000	05/20/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2552/1641	4/01/2022	WD	Q	I	01	200,000
GRANTOR: O'STEEN DAVID F						
GRANTEE: POWELL ETHAN M & ER						
2439/1898	3/03/2021	WD	Q	I	02	100,000
GRANTOR: AROWOOD SHARON						
GRANTEE: O'STEEN DAVID F						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2022] W20 BAS=[YR=2013] W10 S7 BAS=[YR=1993] S25 E8 FOP=[YR=2013] S8 E14 N8 W14 $ E22 N25 W30$ E10 N7$ S7 E20 N7 $.

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	000115	C	SFR ACRES	100		OR	0.00	0.00	2.09	AC		1.00	1.00	1.00	30,000.00	30,000.00	62,700							

REVIEW DATE 10/21/2022 BY WW Total Acres: 2.09 Total Land Value: 62,700 Market: 0 Agricultural: 0 Common: 62,700 PRINTED 08/02/2023 BY SYS