PT S1/2 OF SE1/4 OF
SEC 26-2N-24E IN OR 2298/1966
(EX PT IN OR 825/36) UTIL ESMT O

CONNER JEREMY R
614980 RIVER RD
CALLAHAN, FL 32011

2023

26-2N-24-0000-0014-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
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	03	Quality Level 03

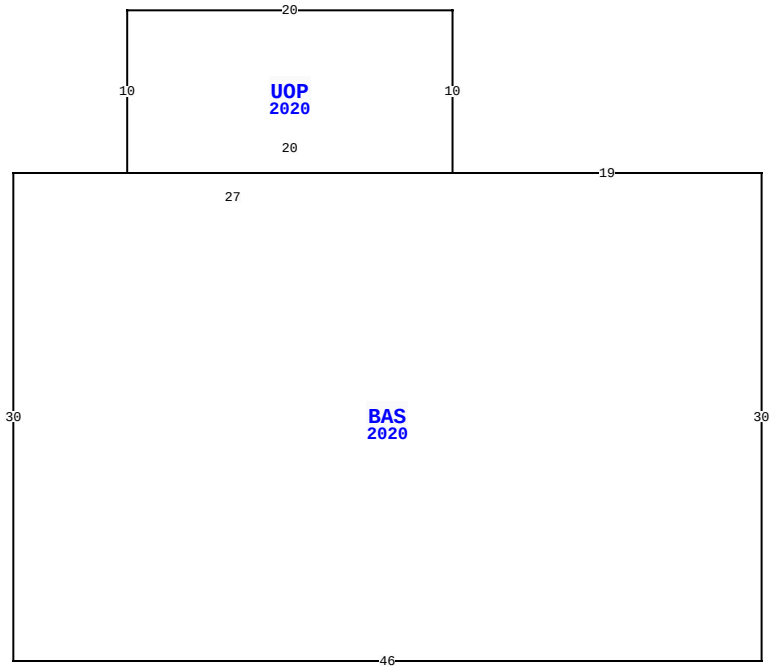
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,380	100	1,380	107,922
UOP	200	25	50	3,910
TOTALS	1,580		1,430	111,832

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,430	114.0000	79.80	114,114	2020	2020	0	0	0	2.00	98.00

1 M/H 94+ – 100% - 2021 Heated Area: 1380 HX Base Yr 2021



614980 RIVER RD, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		139,600
TOTAL MARKET OB/XF VALUE		3,243
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		187,843
SOH/AGL Deduction		38,686
ASSESSED VALUE		149,157
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		94,157
TOTAL JUST VALUE		187,843
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		144,813

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002862	CO ISSUED	0	04/02/2020
20001116	MH MOVE-ON	0	02/06/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2298/1966	8/15/2019	SW	U	V	11	100
GRANTOR: CONNER RONALD W						
GRANTEE: CONNER JEREMY R						
1542/1482	12/27/2007	QC	U	V	06	100
GRANTOR: PROCTOR LINDA C TRUST						
GRANTEE: CONNER RONALD W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W19 UOP=[YR=2020] N10 W20 S10 E20$ W27 S30 E46 N30$.

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
1	0811	CONCRETE B	0	100	0	0	630.00	SF	5.20	5.20	100	2020	2020	3	99	3,243	

LAND DESCRIPTION

TOTAL OB/XF 3,243

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	2.50	AC		1.00	1.00	0.60	30,000.00	18,000.00	45,000							

REVIEW DATE 10/22/2020 BY TW Total Acres: 2.50 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS

PT S1/2 OF SE1/4 OF
SEC 26-2N-24E IN OR 2298/1966
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CONNER JEREMY R
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2023

26-2N-24-0000-0014-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

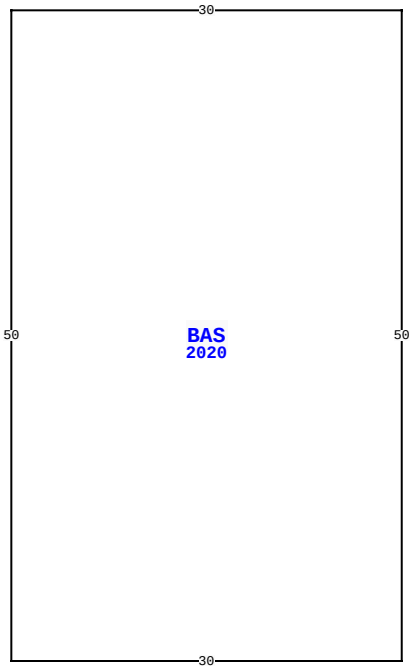
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	1,500	27,768
TOTALS	1,500		1,500	27,768

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,500	53.9580	18.89	28,335	2020	2020	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 2021 Heated Area: 1500 HX Base Yr 2021



614980 RIVER RD, CALLAHAN

BLD DATE		LGL DATE	
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NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

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1542/1482	12/27/2007	QC	U	V	06	100
GRANTOR: PROCTOR LINDA C TRUST						
GRANTEE: CONNER RONALD W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W30 S50 E30 N50$.

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

REVIEW DATE 10/22/2020 BY TW Total Acres: 2.50 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS