PT SW1/4 OF SE1/4 OF
SEC 26-2N-24E IN OR 825/36

BROOKS BARBARA J
614964 RIVER ROAD
CALLAHAN, FL 32011

2023

26-2N-24-0000-0014-0030

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	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	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

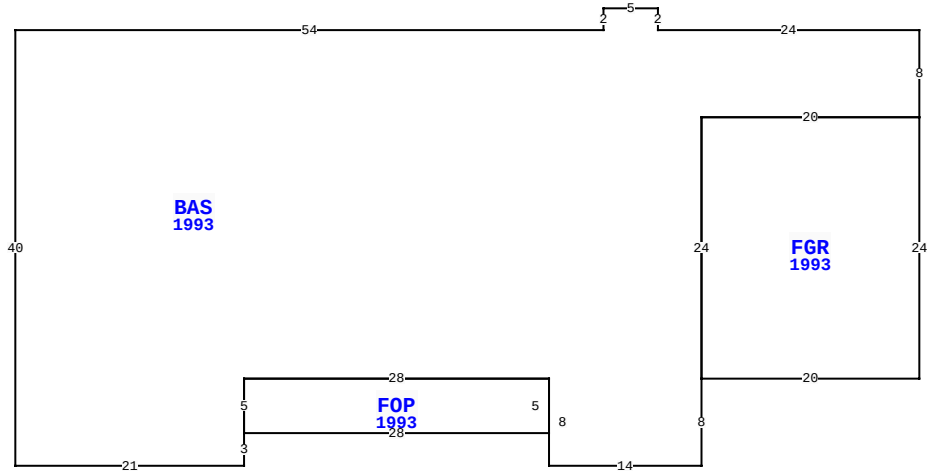
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,466	100	2,466	235,603
FGR	480	55	264	25,222
FOP	140	30	42	4,013
TOTALS	3,086		2,772	264,838

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,772	106.8480	126.88	351,711	1978	1988	0	0	0	24.70	75.30

1 SNGL FAM – 100% - 1999 Heated Area: 2466 HX Base Yr 1999



614964 RIVER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 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		264,838
TOTAL MARKET OB/XF VALUE		15,776
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		355,614
SOH/AGL Deduction		206,971
ASSESSED VALUE		148,643
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		93,643
TOTAL JUST VALUE		355,614
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		266,075

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230004516	NEW ROOF	17,000	04/06/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1542/1479	12/27/2007	QC	U	I	06	100

GRANTOR: PROCTOR LINDA C TRUST
GRANTEE: BROOKS WILLIAM P &

0825/0036	3/04/1998	WD	Q	I		115,000

GRANTOR: CONNER RONALD & PATRI
GRANTEE: BROOKS WILLIAM & BA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 N2 W5 S2 W54 S40 E21 N3 FOP=[YR=1993] E28 N5 W28 S5$ N5 E28 S8 E14 N8 FGR=[YR=1993] E20 N24 W20 S24$ N24 E20 N8$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1978	1978	3	44	1,540	
2	0510	GARAGE WD-	0	100	11	24	264.00	SF	24.85	24.85	100	1990	1990	3	20	1,312	
4	0812	CONCRETE C	0	100	0	0	4,090.00	SF	4.00	4.00	100	1999	1999	3	79	12,924	

LAND DESCRIPTION

TOTAL OB/XF 15,776

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	0004	OR	0.00	0.00	2.50	AC		1.00	1.00	1.00	30,000.00	30,000.00	75,000							

REVIEW DATE 08/05/2021 BY TWA Total Acres: 2.50 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS