

IN OR 874/1937
EX R/W OR 894/1648

RIVER ROAD COMMUNITY VOLUNTEER FIRE DEPARTMENT INC
PO BOX 5030
CALLAHAN, FL 32011-5030

2023

27-2N-23-0000-0001-0040



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																				
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6																				
Exterior Wall	15	CONC BLOCK 100	2703	06	2,736	70.7045	34.29	93,817	1990	1990	0	0	0	50.00	50.00	VALUATION SUMMARY																			
Roof Structur	03	GABLE/HIP 100	1 GARAGE - 0% - 0													Heated Area: 2736 HX Base Yr																			
Roof Cover	12	MODULAR MT 100	76 36 BAS 1993 76 36													VALUATION BY										STANDARD									
Interior Wall	01	MINIMUM 100														Tax Group: 6										Tax Dist:									
Interior Floo	03	CONC FINSH 100														BUILDING MARKET VALUE										46,908									
Air Condition	01	NONE 100														TOTAL MARKET OB/XF VALUE										24,893									
Heating Type	01	NONE 100														TOTAL LAND VALUE - MARKET										27,300									
Plumbing	01	NONE 100														TOTAL MARKET VALUE										99,101									
Frame	02	WOOD FRAME 100														SOH/AGL Deduction										24,036									
Story Height	0	100														ASSESSED VALUE										75,065									
RMS	2	100														TOTAL EXEMPTION VALUE										10 75,065									
Stories	1.	1. 100														BASE TAXABLE VALUE										0									
Class	00	. 100	TOTAL JUST VALUE										99,101																						
Units	0	100	NCON VALUE										0																						
Occupancy	00	NONE 100	INCOME VALUE										PREVIOUS YEAR MKT VALUE										76,057												
PERMIT NUM DESCRIPTION AMT ISSUED																																			
E23788 ELEC OTHER 0 09/01/2011																																			
B9603149 XF0B 10,900 07/01/1996																																			
6094 NEW CONSTR 56,057 11/02/1989																																			
SALES DATA																																			
OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE																																			
0874/1937 3/18/1999 QC U V 06 100																																			
GRANTOR: CONTAINER CORP OF AME																																			
GRANTEE: RIVER RD COMM VOLUN																																			
0552/1194 9/22/1988 WD U V 100																																			
GRANTOR: CCA																																			
GRANTEE: RIVER ROAD COMM FIR																																			
BUILDING NOTES																																			
BUILDING DIMENSIONS																																			
BAS=[YR=1993] W76 S36 E76 N36\$.																																			
TOTALS 2,736 2,736 46,908																																			
EXTRA FEATURES																																			
3368 HENRY LEE RD, HILLIARD																																			
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 06/13/2023 MLU																																			
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																		
1	0940	SHEDS/PORT	0	0	12	12	144.00	SF	30.00	30.00	100	1990	1990	3	20	864																			
2	0812	CONCRETE C	0	0	0	0	2,575.00	SF	4.00	4.00	100	1994	1994	3	70	7,210																			
3	0511	GARAGE CB-	0	0	24	24	576.00	SF	40.00	40.00	100	1996	1996	3	73	16,819																			
TOTAL OB/XF 24,893																																			
LAND DESCRIPTION																																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV											
1	007700	C	CLUB	0	0005	OR	0.00	0.00	0.91	AC		1.00	1.00	1.00	30,000.00	30,000.00	27,300																		
REVIEW DATE 08/22/2022 BY HSA Total Acres: 0.91 Total Land Value: 27,300 Market: 0 Agricultural: 0 Common: 27,300 PRINTED 08/02/2023 BY SYS																																			