PARCELS 2-3 2-4 & 2-5
IN OR 462/426 & OR 519/266
R334274 & R334275

REEVES JOHN PHILLIP & LINDA G
PO BOX 432
CALLAHAN, FL 32011-0432

2023

27-2N-24-0000-0002-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
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
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

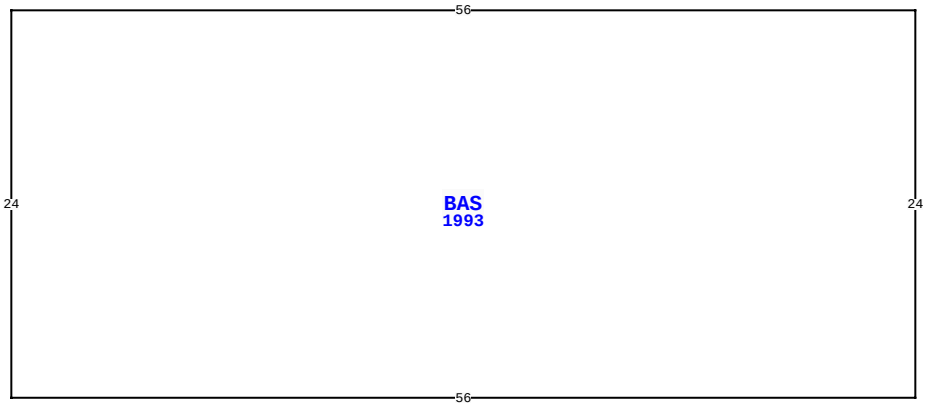
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1,344	28,829
TOTALS	1,344		1,344	28,829

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,344	110.0000	71.50	96,096	1977	1977	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1344 HX Base Yr



613306 RIVER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		43,259
TOTAL MARKET OB/XF VALUE		12,385
TOTAL LAND VALUE - MARKET		85,760
TOTAL MARKET VALUE		141,404
SOH/AGL Deduction		58,525
ASSESSED VALUE		82,879
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		32,879
TOTAL JUST VALUE		141,404
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		122,160

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0519/0266	6/02/1987	WD	Q	V		10,000
GRANTOR: JONES HAZEL ETTY						
GRANTEE: REEVES JOHN & LINDA						
0173/0445	1/01/1974	WD	Q	V		2,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S24 E56 N24 $.

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
2	0810	CONCRETE A	0	100	25	10	253.00	SF	6.50	6.50	100	1985	1985	3	49.5	814	
3	0812	CONCRETE C	0	100	62	24	1,488.00	SF	4.00	4.00	100	1977	1977	3	29	1,726	
5	0812	CONCRETE C	0	100	75	50	3,750.00	SF	4.00	4.00	100	1980	1980	3	35	5,250	
7	0812	CONCRETE C	0	100	0	0	1,384.00	SF	4.00	4.00	100	2002	2002	3	83	4,595	

LAND DESCRIPTION

TOTAL OB/XF 12,385

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	5.36	AC		1.00	1.00	1.00	16,000.00	16,000.00	85,760							

REVIEW DATE 07/27/2018 BY TWX Total Acres: 5.36 Total Land Value: 85,760 Market: 0 Agricultural: 0 Common: 85,760 PRINTED 08/02/2023 BY SYS

PARCELS 2-3 2-4 & 2-5
IN OR 462/426 & OR 519/266
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2023

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
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	03	Quality Level 03

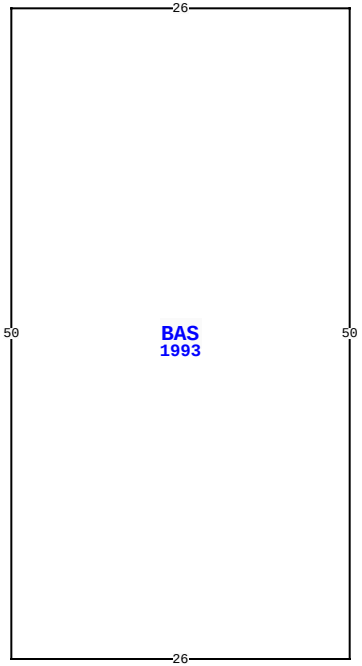
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,300	100	1,300	14,430
TOTALS	1,300		1,300	14,430

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,300	63.4400	22.20	28,860	1985	1985	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 0 Heated Area: 1300 HX Base Yr



613306 RIVER RD, CALLAHAN

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INCOME VALUE		
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S50 E26 N50 $.

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 07/27/2018 BY TWX Total Acres: 5.36 Total Land Value: 85,760 Market: 0 Agricultural: 0 Common: 85,760 PRINTED 08/02/2023 BY SYS