

PARCELS 2-7 & 2-8
IN OR 2576/1361
UTILITY ESMT PT OR 868/550

WILFONG JOHN F & SANDRA J L/E/
P O BOX 631
CALLAHAN, FL 32011-0631

2023

27-2N-24-0000-0002-0070



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	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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
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	2,253	100	2,253	209,353
FGR	506	55	278	25,832
FOP	114	30	34	3,160
FSP	286	40	114	10,593

TOTALS 3,159 2,679 248,938

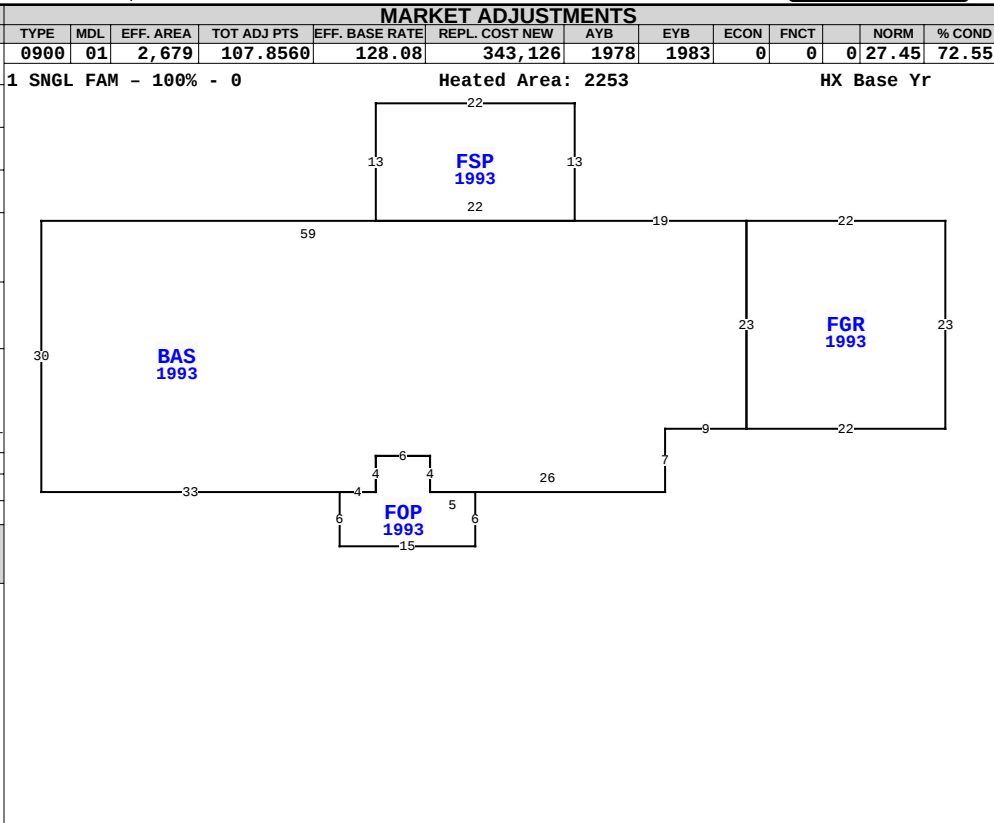
EXTRA FEATURES

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
1	0810	CONCRETE A	0 100	20 20	400.00	SF	6.50	6.50	100	1978	1978	3	30	780	
4	0504	FP-ELECTRI	0 100	0 0	1.00	UT	2,000.00	2,000.00	100	1978	1978	3	44	880	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	3.35	AC		1.00	1.00	1.00	18,000.00	18,000.00	60,300							

REVIEW DATE 08/05/2021 BY TWA Total Acres: 3.35 Total Land Value: 60,300 Market: 0 Agricultural: 0 Common: 60,300 PRINTED 08/02/2023 BY SYS



613472 RIVER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023
INC DATE		AG DATE	MLU

TOTAL OB/XF															1,660
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NASSAU COUNTY PROPERTY

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VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		270,580
TOTAL MARKET OB/XF VALUE		1,660
TOTAL LAND VALUE - MARKET		60,300
TOTAL MARKET VALUE		332,540
SOH/AGL Deduction		165,235
ASSESSED VALUE		167,305
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		117,305
TOTAL JUST VALUE		332,540
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		263,541

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18784	ELEC OTHER	500	02/01/2007
R09920	REPAIR/RRF	4,800	11/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2576/1361	7/08/2022	WD	U	I	11	100
GRANTOR: WILFONG JOHN F & SAND						
GRANTEE: WILFONG JOHN F & SA						
0226/0102	1/01/1976	WD	Q	V		7,750
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS	
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FGR=[YR=1993] W22 BAS=[YR=1993] W19 FSP=[YR=1993] N13 W22 S13 E22\$ W59 S30 E33 FOP=[YR=1993] S6 E15 N6 W5 N4 W6S4 W4\$E4N4E6S4E26 N7 E9 N23\$ S23 E22 N23\$.

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