



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	11	CLAY TILE 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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
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	1,710	100	1,710	179,460
FGR	288	55	158	16,582
FOP	28	30	8	840
FSP	96	40	38	3,988
FST	252	55	139	14,588

TOTALS	2,374		2,053	215,456
--------	-------	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1982
2	0940	SHEDS/PORT	0 100	0	0	96.00	SF	20.10	20.10	100	1980
3	0350	CARPORT WD	0 100	0	0	128.00	SF	9.75	9.75	100	1980
4	0200	BARN WD 0-	0 100	32	20	640.00	SF	15.00	15.00	100	1976
5	0812	CONCRETE C	0 100	0	0	1,290.00	SF	3.40	3.40	100	2001

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	1.00	AC	1.00
2	000115	C	SFR ACRES	100			0.00	0.00	5.17	AC	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,053	99.5778	118.25	242,767	1982	2007	0	0	11.25	88.75
1 SNGL FAM - 100% - 2022 Heated Area: 1710 HX Base Yr 2022											

613037 RIVER RD, CALLAHAN	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	54	1,890	
2	0940	SHEDS/PORT	0 100	0	0	96.00	SF	20.10	20.10	100	1980	1980	3	20	386	
3	0350	CARPORT WD	0 100	0	0	128.00	SF	9.75	9.75	100	1980	1980	3	20	250	
4	0200	BARN WD 0-	0 100	32	20	640.00	SF	15.00	15.00	100	1976	1976	3	20	1,920	
5	0812	CONCRETE C	0 100	0	0	1,290.00	SF	3.40	3.40	100	2001	2001	3	82	3,597	

TOTAL OB/XF											
8,043											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		215,456	
TOTAL MARKET OB/XF VALUE		8,043	
TOTAL LAND VALUE - MARKET		112,720	
TOTAL MARKET VALUE		336,219	
SOH/AGL Deduction		56,017	
ASSESSED VALUE		280,202	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		230,202	
TOTAL JUST VALUE		336,219	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		272,041	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2511/1208	11/03/2021	QC	U	I	11	100	
GRANTOR: ROUNTREE RAYMOND LEWI							
GRANTEE: ROUNTREE ROBERT JER							
2370/1246	6/23/2020	WD	Q	I	01	320,000	
GRANTOR: LUEDERS SHIRLEY							
GRANTEE: ROUNTREE RAYMOND L							

BUILDING NOTES											

BUILDING DIMENSIONS											
FST=[YR=1993] W16 FSP=[YR=1993] N8 W12 S8 E12\$W2BAS=[YR=1993] W57S30 E40 FOP=[YR=1993] S4 E7 N4 W7\$ E17 FGR=[YR=1993] E18 N16 W18 S16\$ N30\$ S14 E18 N14\$.											