

REAVES SHAWN C
613048 RIVER ROAD
CALLAHAN, FL 32011

28-2N-24-0000-0007-0040

[illegible]

REAVES SHAWN C
613048 RIVER ROAD
CALLAHAN, FL 32011

2023

[illegible]

PT OF SE1/4 OF SE1/4
IN OR 1508/1671
EX 7-6 7-12 & 7-13

REAVES SHAWN C
613048 RIVER ROAD
CALLAHAN, FL 32011

2023

28-2N-24-0000-0007-0040



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	VALUATION SUMMARY																														
Exterior Wall	25	MOD METAL 100	6500	01	1,200	56.0740	19.63	23,556	2021	2021	0	0	0	1.00	99.00	STANDARD																													
Roof Structur	03	GABLE/HIP 100	3 GARAGE RES - 100% - 1999														Heated Area: 1200												HX Base Yr 1999																
Roof Cover	12	MODULAR MT 100	3040 BAS2021 3040																																										
Interior Wall		N/A 100																																											
Interior Floop	03	CONC FINSH 100																																											
Air Condition	99	N/A 100																																											
Heating Type		N/A 100																																											
Bedrooms		0 100																																											
Bathrooms		0 100																																											
Frame	05	STEEL 100																																											
Stories	0	0 100																																											
Units		0 100																																											
Occupancy	00	NONE 100																																											
Quality 06 Quality Level 06																																													
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	1,200	100	1,200	23,320																																									
TOTALS 1,200 1,200 23,320																																													
EXTRA FEATURES					613048 RIVER RD, CALLAHAN																																								
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																														
																	BLD DATE												LGL DATE																
																	XF DATE												LAND DATE																
																	INC DATE												AG DATE																
																													05/18/2023 MLU																
																																		BUILDING NOTES											
																	BUILDING DIMENSIONS																												
																	BAS=[YR=2021] W40 S30 E40 N30\$.																												
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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																					
REVIEW DATE 08/05/2021 BY TWA Total Acres: 4.40 Total Land Value: 79,200 Market: 0 Agricultural: 0 Common: 79,200 PRINTED 08/02/2023 BY SYS																																													