PT OF SE1/4
IN OR 2377/437
PARCELS 7-14 & 7-10

EDDY JASON R & SHERRON
613220 RIVER RD
CALLAHAN, FL 32011

2023

28-2N-24-0000-0007-0140

BUILDING CHARACTERISTICS

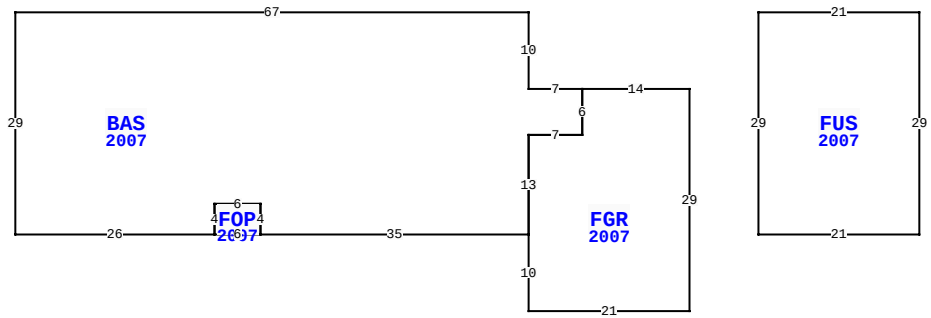
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.5	1.5 100
Units		0 100
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	1,961	100	1,961	188,041
FGR	567	55	312	29,918
FOP	24	30	7	671
FUS	609	100	609	58,398
TOTALS	3,161		2,889	277,027

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,889	93.8214	111.41	321,863	1974	1994	0	0	0	13.93	86.07

1 SNGL FAM – 0% - 0 Heated Area: 2570 HX Base Yr



613220 RIVER RD, CALLAHAN

BLD DATE	01/10/2007 JH	LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	277,027
TOTAL MARKET OB/XF VALUE	11,978
TOTAL LAND VALUE - MARKET	69,840
TOTAL MARKET VALUE	358,845
SOH/AGL Deduction	34,536
ASSESSED VALUE	324,309
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	324,309
TOTAL JUST VALUE	358,845
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	297,397

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19012090	REPAIR/RRF	5,800	11/21/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2377/0437	7/13/2020	WD	Q	I	01	312,000
GRANTOR: SVOBODA KIRK T & JESS						
GRANTEE: EDDY JASON R & SHER						
2318/1676	10/25/2019	QC	U	I	11	100
GRANTOR: SVOBODA KIRK T						
GRANTEE: SVOBODA KIRK T						

BUILDING NOTES

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
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1974	1974	3	36	1,260	
2	0940	SHEDS/PORT	0	0	10	8	80.00	SF	21.30	21.30	100	1987	1987	3	20	341	
3	0350	CARPORT WD	0	0	28	14	392.00	SF	9.75	9.75	100	1986	1986	3	20	764	
5	1242	WD DECK A	0	0	16	8	128.00	SF	10.00	10.00	100	1974	1974	3	20	256	
6	0300	BOAT DCK W	0	0	0	0	140.00	SF	40.00	40.00	100	1974	1974	3	20	1,120	
7	0681	POLE SHED	0	0	24	12	288.00	SF	15.00	15.00	100	2005	2005	3	44	1,901	
8	0681	POLE SHED	0	0	24	12	288.00	SF	15.00	15.00	100	2005	2005	3	44	1,901	
9	0510	GARAGE WD-	0	0	24	12	288.00	SF	35.00	35.00	100	2005	2005	3	44	4,435	

BUILDING DIMENSIONS

BAS=[YR=2007] W67S29E26FOP=[YR=2007] E6N4
W6S4$N4E6S4E35FGR=[YR=2007] S10E21
N29W14S6W7S13$N13E7N6W7N10$ PTR=[YR=2007] E30FUS=[YR=2007]
E21S29W21 N29$W30$.

LAND DESCRIPTION

TOTAL OB/XF 11,978

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	0	0004	OR	0.00	0.00	3.88	AC		1.00	1.00	1.00	18,000.00	18,000.00	69,840							

REVIEW DATE 10/22/2020 BY TWX Total Acres: 3.88 Total Land Value: 69,840 Market: 0 Agricultural: 0 Common: 69,840 PRINTED 08/02/2023 BY SYS