LOT 4
SHARON TRACT OR 2249/920

WILSON JAMES A JR & DIANA S
611342 RIVER RD
CALLAHAN, FL 32011

2023

29-2N-24-1050-0004-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

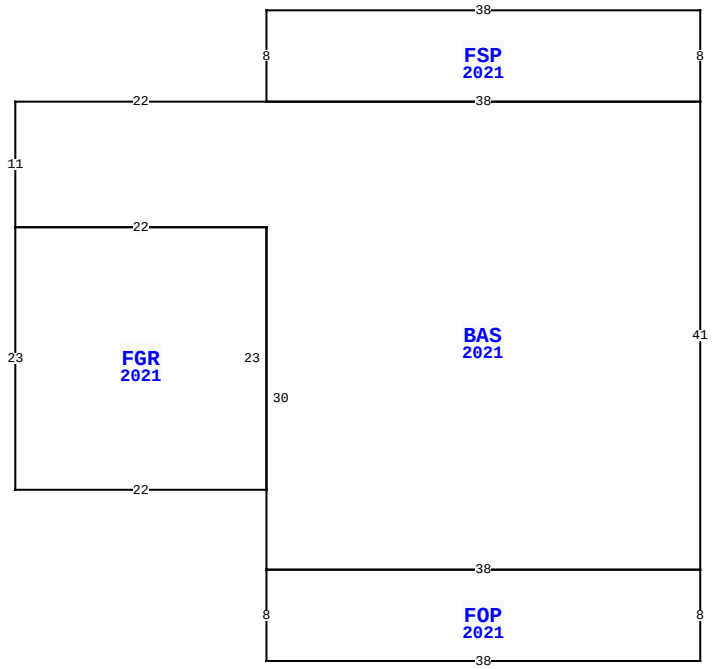
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8032.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	1,800	237,546
FGR	506	55	278	36,688
FOP	304	30	91	12,009
FSP	304	40	122	16,100
TOTALS	2,914		2,291	302,343

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,291	111.1320	131.97	302,343	2021	2021	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2022 Heated Area: 1800 HX Base Yr 2022



611342 RIVER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 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		315,653
TOTAL MARKET OB/XF VALUE		17,938
TOTAL LAND VALUE - MARKET		124,160
TOTAL MARKET VALUE		457,751
SOH/AGL Deduction		149,444
ASSESSED VALUE		308,307
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		258,307
TOTAL JUST VALUE		457,751
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		420,341

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21011898	CARPORT	29,332	09/07/2021
21001165	GARAGE	32,201	02/02/2021
21000157	NEW CONSTR	263,919	01/12/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2305/0037	9/17/2019	SW	Q	V	02	115,000

GRANTOR: RAYDIENT LLC
GRANTEE: WILSON JAMES A JR &

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2021] W38 S8 BAS=[YR=2021] W22 S11 FGR=[YR=2021] S23 E22 N23 W22$ E22 S30 FOP=[YR=2021] S8 E38 N8 W38$ E38 N41 W38$ E38 N8$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	100	3,500	
2	0351	CARPORT MT	0	100	25	22	550.00	SF	10.00	10.00	100	2021	2021	3	97	5,335	
3	0855	CONC PAVER	0	100	0	0	565.00	SF	10.00	10.00	100	2021	2021	3	100	5,650	
4	0811	CONCRETE B	0	100	0	0	664.00	SF	5.20	5.20	100	2021	2021	3	100	3,453	

LAND DESCRIPTION

TOTAL OB/XF 17,938

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			0.00	0.00	7.76	AC		1.00	1.00	1.00	16,000.00	16,000.00	124,160							

REVIEW DATE 12/09/2021 BY TW Total Acres: 7.76 Total Land Value: 124,160 Market: 0 Agricultural: 0 Common: 124,160 PRINTED 08/02/2023 BY SYS

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ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	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

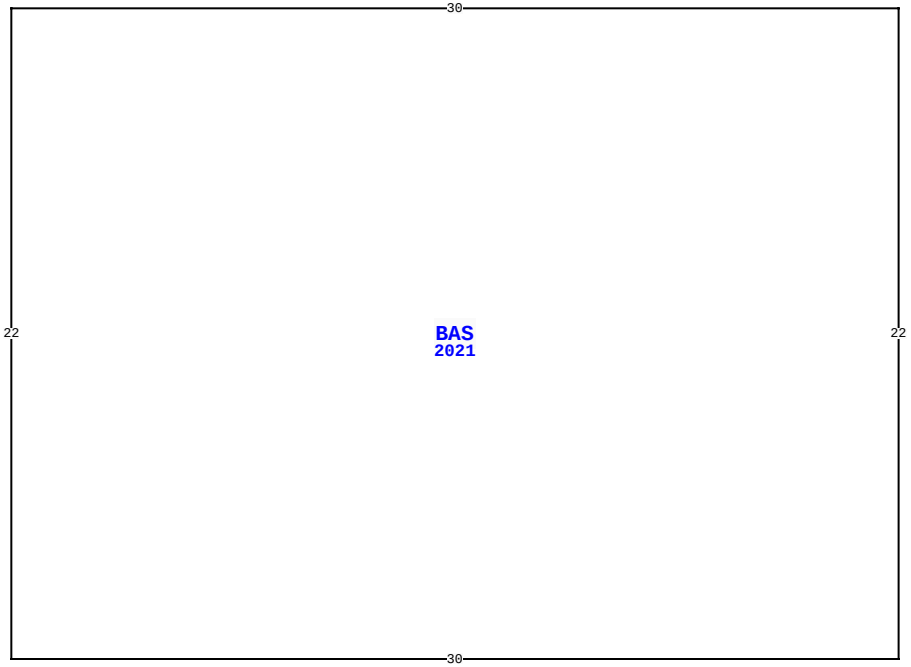
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8032.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	660	100	660	13,310
TOTALS	660		660	13,310

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	660	58.1900	20.37	13,444	2021	2021	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2022 Heated Area: 660 HX Base Yr 2022



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BAS=[YR=2021] W30 S22 E30 N22$.

EXTRA FEATURES

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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 12/09/2021 BY TW Total Acres: 7.76 Total Land Value: 124,160 Market: 0 Agricultural: 0 Common: 124,160 PRINTED 08/02/2023 BY SYS