LOT 5
SHARON TRACT IN OR 2298/1007

FOWLER VICTORIA & CHRISTOPHER
611400 RIVER RD
CALLAHAN, FL 32011

2023

29-2N-24-1050-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

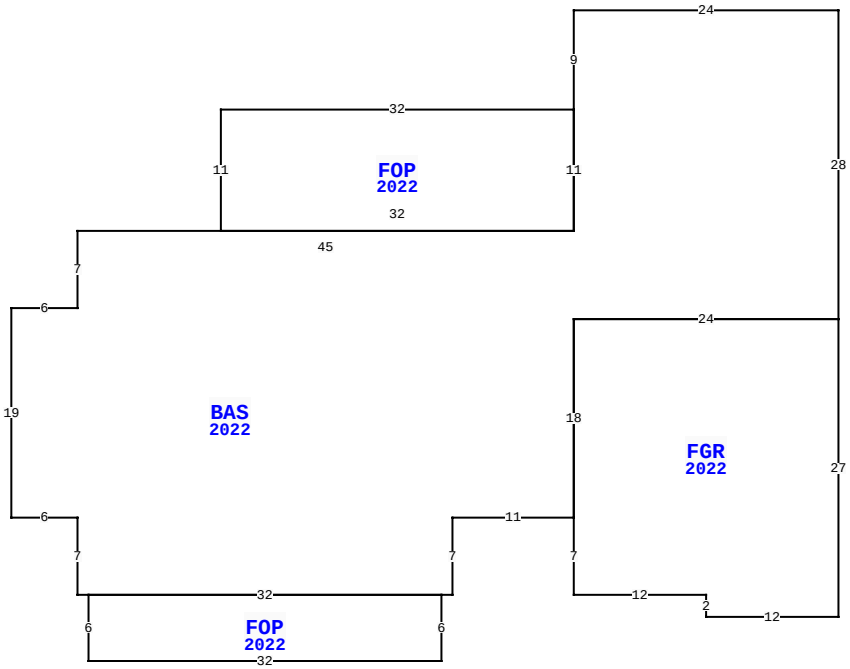
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8032.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,194	100	2,194	282,631
FGR	624	55	343	44,185
FOP	192	30	58	7,472
FOP	352	30	106	13,655
TOTALS	3,362		2,701	347,943

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,701	108.4800	128.82	347,943	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2023 Heated Area: 2194 HX Base Yr 2023



611400 RIVER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/24/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		347,943
TOTAL MARKET OB/XF VALUE		6,368
TOTAL LAND VALUE - MARKET		123,200
TOTAL MARKET VALUE		477,511
SOH/AGL Deduction		54,560
ASSESSED VALUE		422,951
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		372,951
TOTAL JUST VALUE		477,511
NCON VALUE		353,599
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		115,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001183	SWIM POOL	73,998	01/26/2023
22000230	CO ISSUED	0	06/08/2022
22002184	NEW CONSTR	373,501	02/08/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2436/0049	2/16/2021	WD	Q	V	01	130,000
GRANTOR: ANDERSON AUSTIN & JES						
GRANTEE: FOWLER VICTORIA A &						
2298/1007	7/09/2019	SW	Q	V	01	65,000
GRANTOR: RAYDIENT LLC						
GRANTEE: ANDERSON AUSTIN & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W24 S9 FOP=[YR=2022] W32 S11 E32 N11$ S11 W45 S7 W6 S19 E6 S7 E1 FOP=[YR=2022] S6 E32 N6 W32$ E32 E1 N7 E11 FGR=[YR=2022] S7 E12 S2 E12 N27 W24 S18$ N18 E24 N28$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	100	2,000	
2	0811	CONCRETE B	0	100	0	0	840.00	SF	5.20	5.20	100	2022	2022	3	100	4,368	

LAND DESCRIPTION

TOTAL OB/XF 6,368

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	000100	C	SFR	100			0.00	0.00	7.70	AC		1.00	1.00	1.00	16,000.00	16,000.00	123,200							

REVIEW DATE 09/08/2022 BY WW Total Acres: 7.70 Total Land Value: 123,200 Market: 0 Agricultural: 0 Common: 123,200 PRINTED 08/02/2023 BY SYS