LOT 6
SHARON TRACT OR 2249/920

VEAL TRAVIS
P.O. BOX 2131
CALLAHAN, FL 32011

2023

29-2N-24-1050-0006-0000

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

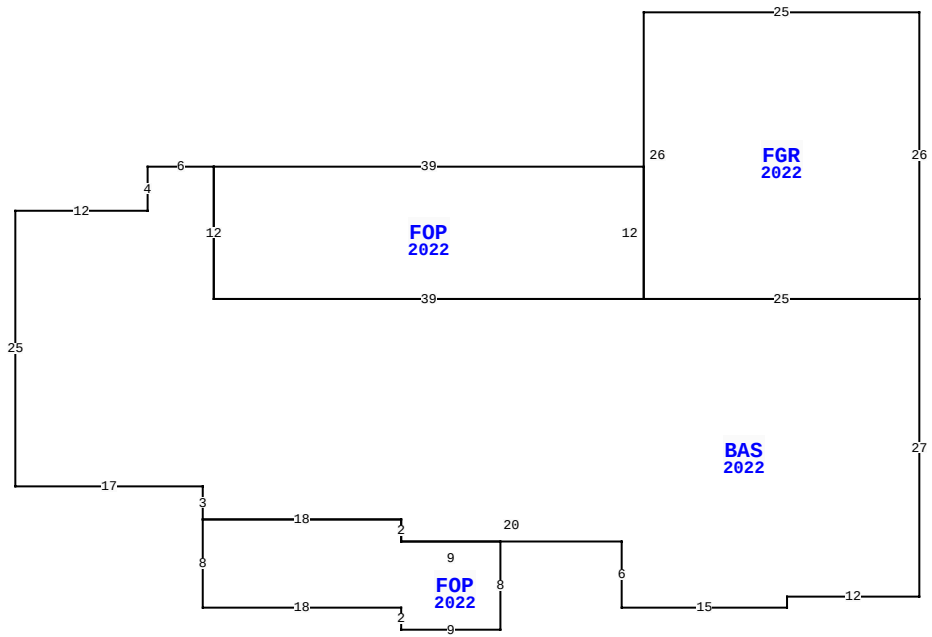
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8032.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,001	100	2,001	260,050
FGR	650	55	358	46,526
FOP	216	30	65	8,447
FOP	468	30	140	18,194
TOTALS	3,335		2,564	333,217

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,564	109.4400	129.96	333,217	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 0 Heated Area: 2001 HX Base Yr



611458 RIVER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/24/2023 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	333,217
TOTAL MARKET OB/XF VALUE	780
TOTAL LAND VALUE - MARKET	80,480
TOTAL MARKET VALUE	414,477
SOH/AGL Deduction	0
ASSESSED VALUE	414,477
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	414,477
TOTAL JUST VALUE	414,477
NCON VALUE	333,997
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,450

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004498	NEW CONSTR	309,245	04/12/2021
21002313	CO ISSUED	0	03/08/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2298/0723	7/29/2019	SW	Q	V	01	85,000

GRANTOR: RAYDIENT LLC

GRANTEE: VEAL TRAVIS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W25 FOP=[YR=2022] N12 W39 S12 E39$ W39 N12 W6 S4 W12 S25 E17 S3 FOP=[YR=2022] S8 E18 S2 E9 N8 W9 N2 W18$ E18 S2 E20 S6 E15 N1 E12 N27$ FGR=[YR=2022] N26 W25 S26 E25$.

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	0810	CONCRETE A	0	0	0	0	120.00	SF	6.50	6.50	100	2022	2022	3	100	780	

LAND DESCRIPTION

TOTAL OB/XF 780

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	0			0.00	0.00	5.03	AC		1.00	1.00	1.00	16,000.00	16,000.00	80,480							

REVIEW DATE 09/08/2022 BY WW Total Acres: 5.03 Total Land Value: 80,480 Market: 0 Agricultural: 0 Common: 80,480 PRINTED 08/02/2023 BY SYS