PT OF NW1/4 OF SEC 30-2N-24E
IN OR 2224/1583
{R672269 & R672270}

MURRELL CHRISTIAN & KATHERINE
61544 RIVER RD
CALLAHAN, FL 32011

2023

30-2N-24-0000-0002-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

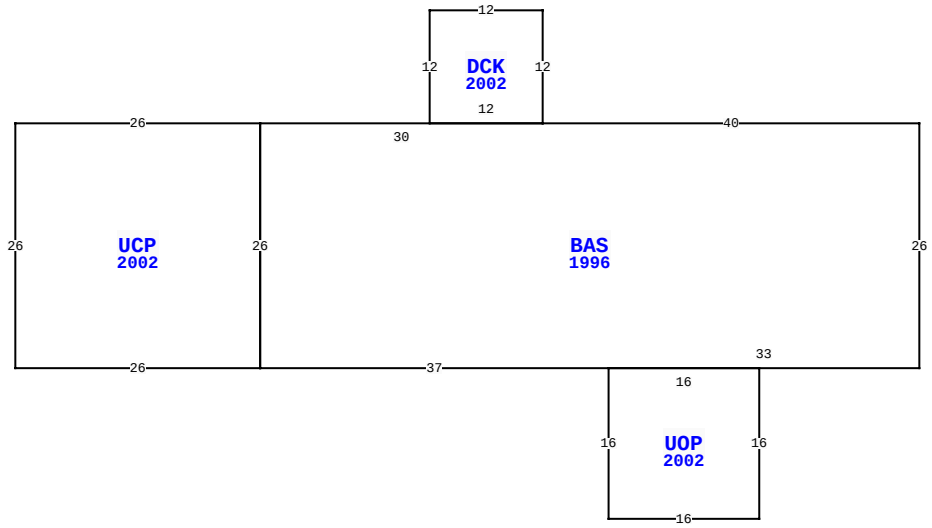
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,820	100	1,820	98,542
DCK	144	15	22	1,191
UCP	676	20	135	7,309
UOP	256	25	64	3,465
TOTALS	2,896		2,041	110,508

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,041	128.9200	90.24	184,180	1996	2006	0	0	0	40.00	60.00

1 M/H 94+ – 100% - 2019 Heated Area: 1820 HX Base Yr 2019



61544 RIVER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		110,508
TOTAL MARKET OB/XF VALUE		7,144
TOTAL LAND VALUE - MARKET		86,700
TOTAL MARKET VALUE		204,352
SOH/AGL Deduction		76,133
ASSESSED VALUE		128,219
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		78,219
TOTAL JUST VALUE		204,352
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		149,870

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2224/1583	9/17/2018	WD	Q	I	01	137,000
GRANTOR: LEDFORD JOHN H						
GRANTEE: MURRELL CHRISTIAN B						
2008/1856	10/07/2015	SW	U	I	12	61,000
GRANTOR: FANNIE MAE						
GRANTEE: LEDFORD JOHN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W40 DCK=[YR=2002] N12 W12 S12 E12$ W30
UCP=[YR=2002] W26 S26 E26 N26$ S26 E37 UOP=[YR=2002] S16 E16
N16 W16$ E33 N26$.

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	1996	1996	3	80	2,800	
2	0681	POLE SHED	0	100	24	11	264.00	SF	15.00	15.00	100	1997	1997	3	26	1,030	
3	0510	GARAGE WD-	0	100	24	12	288.00	SF	28.00	28.00	100	1997	1997	3	26	2,097	
4	0681	POLE SHED	0	100	24	13	312.00	SF	15.00	15.00	100	1997	1997	3	26	1,217	

LAND DESCRIPTION

TOTAL OB/XF 7,144

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	0004		0.00	0.00	2.89	AC		1.00	1.00	1.00	30,000.00	30,000.00	86,700							

REVIEW DATE 08/05/2021 BY TWA Total Acres: 2.89 Total Land Value: 86,700 Market: 0 Agricultural: 0 Common: 86,700 PRINTED 08/02/2023 BY SYS