

LOT 2
ESMT OR 1056/710
RIVER ROAD ESTATES PB 6/65

BASS JOSHUA KEITH & TERRIE A
61844 RIVER ROAD
CALLAHAN, FL 32011

2023

30-2N-24-1830-0002-0000



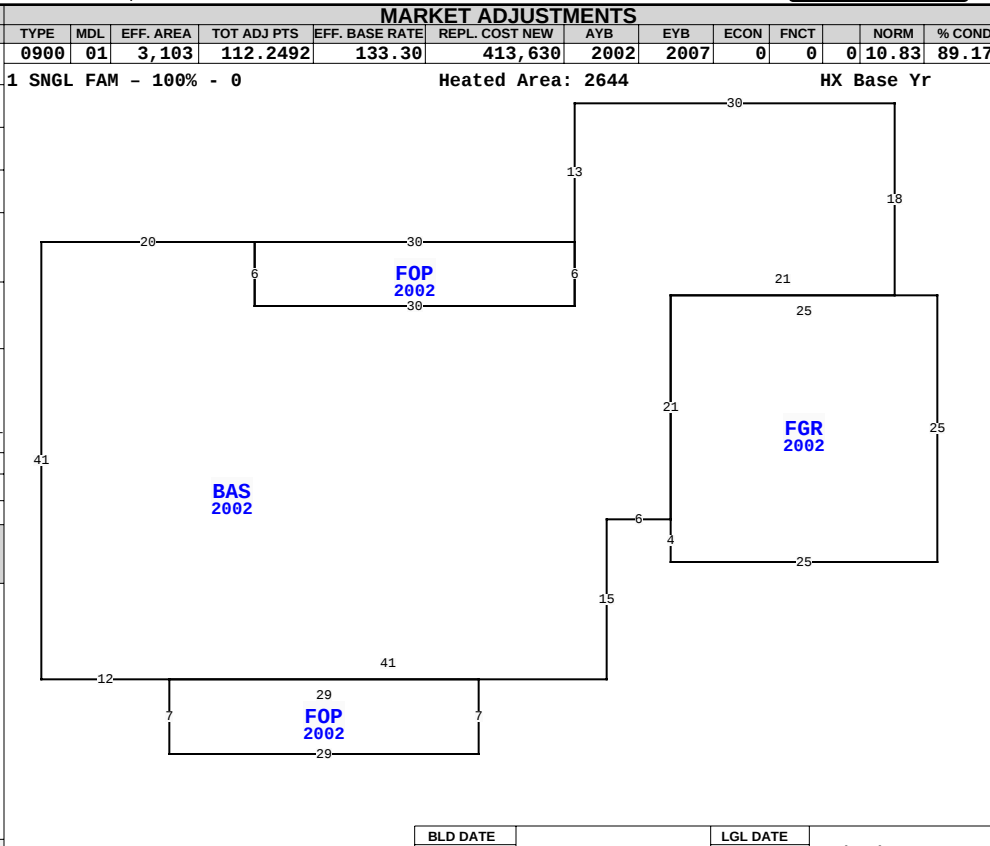
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	30	VINYL 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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	2,644	100	2,644	314,275
FGR	625	55	344	40,889
FOP	180	30	54	6,418
FOP	203	30	61	7,250
TOTALS	3,652		3,103	368,834

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0 100	16	10	160.00	SF	21.30	21.30	100	2001
2	0940	SHEDS/PORT	0 100	10	10	100.00	SF	30.00	30.00	100	2002
3	0812	CONCRETE C	0 100	0	0	1,130.00	SF	4.00	4.00	100	2002
4	0350	CARPORT WD	0 100	24	20	480.00	SF	13.00	13.00	100	2003
5	0681	POLE SHED	0 100	30	24	720.00	SF	15.00	15.00	100	2003
6	0462	ST/AL FNC	0 100	14	4	56.00	SF	10.00	10.00	100	2005

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0004		0.00	0.00	5.00	AC	



61844 RIVER RD, CALLAHAN	BLD DATE	LGL DATE	05/22/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				368,834	
TOTAL MARKET OB/XF VALUE				10,571	
TOTAL LAND VALUE - MARKET				80,000	
TOTAL MARKET VALUE				459,405	
SOH/AGL Deduction				256,641	
ASSESSED VALUE				202,764	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				152,764	
TOTAL JUST VALUE				459,405	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				371,245	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21008522	NEW SHNGLES	19,908	06/29/2021
0310614	NEW CONSTR	0	01/10/2003
B029620	NEW CONSTR	166,205	05/01/2002
R024078	NEW CONSTR	2,500	05/01/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2616/1929	1/30/2023	WD	Q	I	01	622,000	
GRANTOR: COKER REGINALD C & DE							
GRANTEE: BASS JOSHUA KEITH &							
0970/0964	2/12/2001	WD	Q	V		50,000	
GRANTOR: TANNER DONALD GENE &							
GRANTEE: COKER REGINALD & DE							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2002] W30 S13 FOP=[YR=2002] W30 S6 E30 N6\$ S6 W30 N6 W20 S41 E12 FOP=[YR=2002] S7 E29 N7 W29\$ E41 N15 E6 FGR=[YR=2002] S4 E25 N25 W25 S21\$ N21 E21 N18\$.											