PT GOVT LOT 5 OF SEC 25-2N-24E
IN DBK 2240/1706
(EX PT IN OR 16/582,OR 476/256

TEMPLE ERIC H/TEMPLE HORACE W JR
615402 RIVER RD
CALLAHAN, FL 32011

2024

25-2N-24-0000-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

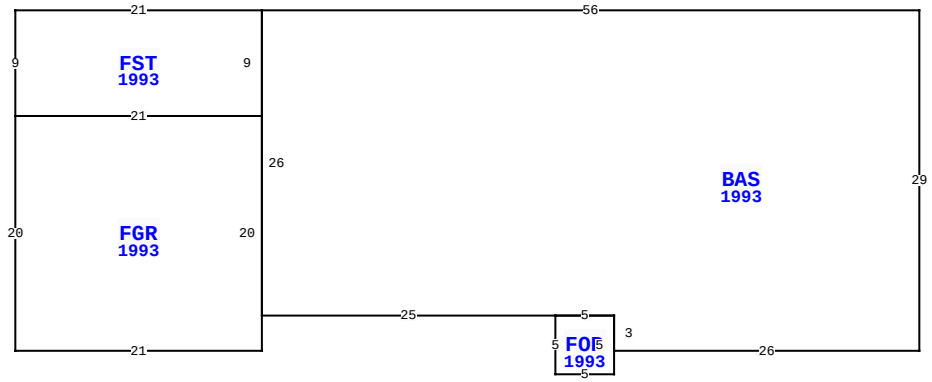
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,534	100	1,534	141,098
FGR	420	55	231	21,247
FOP	25	30	8	736
FST	189	55	104	9,566
TOTALS	2,168		1,877	172,647

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,877	136.3670	129.55	243,165	1965	1985	0	0	0	29.00	71.00

1 SINGLE FAM – 100% - 2019 Heated Area: 1534 HX Base Yr 2019



615402 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		172,647
TOTAL MARKET OB/XF VALUE		28,973
TOTAL LAND VALUE - MARKET		157,540
TOTAL MARKET VALUE		268,516
SOH/AGL Deduction		134,381
ASSESSED VALUE		134,135
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		84,135
TOTAL JUST VALUE		359,160
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		352,419

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2240/1706	12/04/2018	FJ	U	I	11	0
GRANTOR: TEMPLE JUANITA C EST						
GRANTEE: TEMPLE ERIC & HORAC						
0018/0520	7/31/1961	WD	U	I	10	200
GRANTOR: HIGGINBOTHAM S M & FL						
GRANTEE: TEMPLE HORACE WAYNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 FST=[YR=1993] W21 S9 FGR=[YR=1993] S20 E21N20 W21$ E21 N9 $ S26 E25 FOP=[YR=1993] S5 E5 N5 W5$ E5 S3 E26 N29$.

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	0812	CONCRETE C	0	100	0	0	3,238.00	SF	4.00	4.00	100	1970	1970	3	21	2,720	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1965	1965	3	27	945	
3	0681	POLE SHED	0	100	50	42	2,100.00	SF	15.00	15.00	100	1970	1970	3	20	6,300	
4	0511	GARAGE CB-	0	100	24	30	720.00	SF	40.00	40.00	100	1993	1993	3	66	19,008	

LAND DESCRIPTION

TOTAL OB/XF 28,973

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	005000	C	RURAL HOME	100	0004	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							
2	006005	A	PAST/GRAZE	0		OR	0.00	0.00	11.88	AC		1.00	1.00	1.00	370.00	370.00	4,396							
3	009530	C	POND	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,500							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	11.88	AC		1.00	1.00	1.00	8,000.00	8,000.00	95,040							

REVIEW DATE 04/07/2020 BY TWA Total Acres: 14.88 Total Land Value: 66,896 Market: 95,040 Agricultural: 4,396 Common: 62,500 PRINTED 08/06/2024 BY SYS