LOTS 7 & 17
A E EWING #1 PB 3/67

VENNARD JAMES MICHAEL
615605 RIVER RD
CALLAHAN, FL 32011

2024

25-2N-24-226A-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

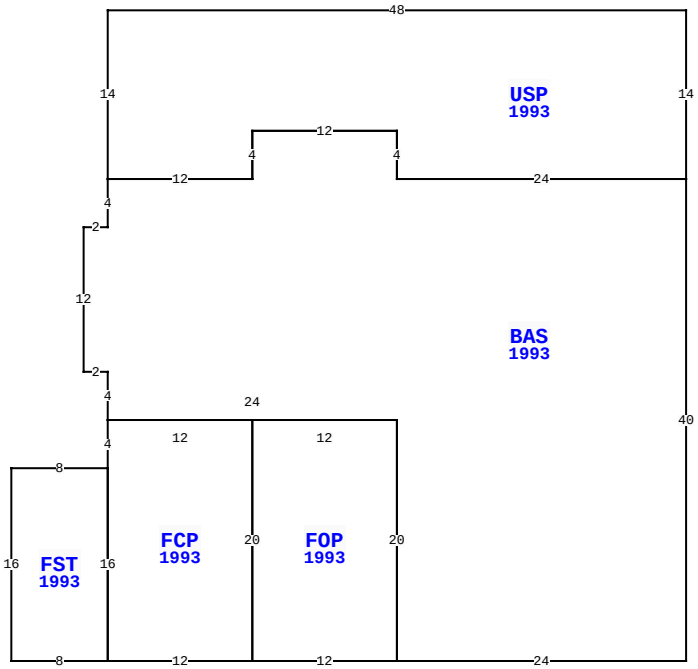
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	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	1,512	100	1,512	164,818
FCP	240	25	60	6,540
FOP	240	30	72	7,849
FST	128	55	70	7,631
USP	624	30	187	20,385
TOTALS	2,744		1,901	207,222

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,901	145.9465	138.65	263,574	1964	1989	0	0	0	21.38	78.62

1 SINGLE FAM – 100% - 2013 Heated Area: 1512 HX Base Yr 2013



615605 RIVER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		207,222
TOTAL MARKET OB/XF VALUE		3,652
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		250,874
SOH/AGL Deduction		138,959
ASSESSED VALUE		111,915
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		61,915
TOTAL JUST VALUE		250,874
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		241,604

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22012051	REPAIR/RRF	22,500	08/05/2022
V000110	OTHER	7,427	11/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2460/0715	5/10/2021	WD	U	I	11	100
GRANTOR: VENNARD MALLORY KILE						
GRANTEE: VENNARD JAMES MICHA						
1833/0617	12/27/2012	WD	Q	I	01	80,000
GRANTOR: MCRAE JENNIFER M						
GRANTEE: KILE MALLORY K						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=1993] W48 S14 BAS=[YR=1993] S4 W2 S12 E2 S4
FCP=[YR=1993] S4 FST=[YR=1993] W8 S16 E8 N16$ S16 E12
FOP=[YR=1993] E12 N20 W12 S20$ N20 W12$ E24 S20 E24 N40 W24
N4 W12 S4 W12$ E12 N4 E12 S4 E24 N14$.

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	1,087.00	SF	4.00	4.00	100	1980	1980	3	32.5	1,413	
2	0810	CONCRETE A	0	100	0	0	420.00	SF	6.50	6.50	100	2002	2002	3	82	2,239	

LAND DESCRIPTION

TOTAL OB/XF 3,652

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	0004	RSF-1	0.00	0.00	2.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	40,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/06/2024 BY SYS