LOT 9
A E EWING #1 PB 3/67

DYKES ERIN & LEO
615565 RIVER ROAD
CALLAHAN, FL 32011

2024

25-2N-24-226A-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

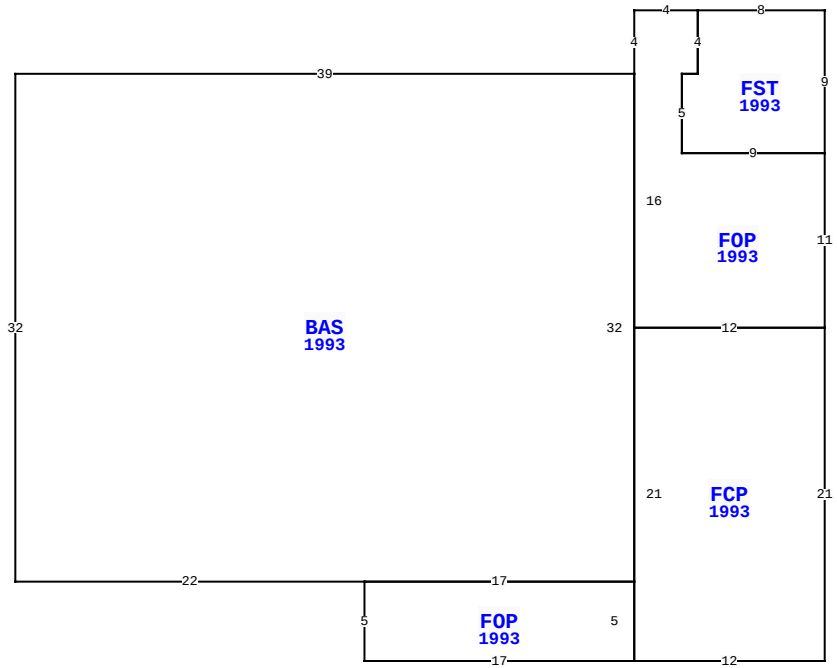
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	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	1,248	100	1,248	114,982
FCP	252	25	63	5,804
FOP	85	30	26	2,395
FOP	163	30	49	4,515
FST	77	55	42	3,869
TOTALS	1,825		1,428	131,565

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,428	121.9920	115.89	165,491	1962	1982	0	0	0	20.50	79.50

1 SINGLE FAM – 0% - 2024 Heated Area: 1248 HX Base Yr



615565 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	131,565
TOTAL MARKET OB/XF VALUE	17,759
TOTAL LAND VALUE - MARKET	20,000
TOTAL MARKET VALUE	169,324
SOH/AGL Deduction	0
ASSESSED VALUE	169,324
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	169,324
TOTAL JUST VALUE	169,324
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	164,257

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6272	XFOB	12,240	02/06/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2684/9	12/04/2023	WD	Q	I	01	215,000
GRANTOR: HURSEY JASON SCOTT &						
GRANTEE: DYKES ERIN & LEO						
2654/887	7/18/2023	WD	U	I	11	100
GRANTOR: HURSEY JASON SCOTT &						
GRANTEE: HURSEY JASON SCOTT						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W8 FOP=[YR=1993] W4 S4 BAS=[YR=1993] W39 S32 E22 FOP=[YR=1993] S5 E17 FCP=[YR=1993] E12 N21 W12 S21$ N5 W17$ E17 N32$ S16 E12 N11 W9 N5 E1 N4$ S4 W1 S5 E9 N9$.

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	479.00	SF	6.50	6.50	100	1965	1965	3	20	623	
2	0511	GARAGE CB-	0	0	30	24	720.00	SF	40.00	40.00	100	1990	1990	3	59.5	17,136	

LAND DESCRIPTION

TOTAL OB/XF 17,759

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	0	0004	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 08/15/2023 BY WWA Total Acres: 0.00 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 08/06/2024 BY SYS