



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	12	CEDAR 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality 01 Quality Level 01

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	1,332	100	1,332	122,889
BAS	900	100	900	83,033
FGR	1,152	55	634	58,492
FOP	90	30	27	2,491
FOP	384	30	115	10,610
FST	288	55	158	14,577
FUS	168	100	168	15,500

TOTALS 4,314 3,334 307,592

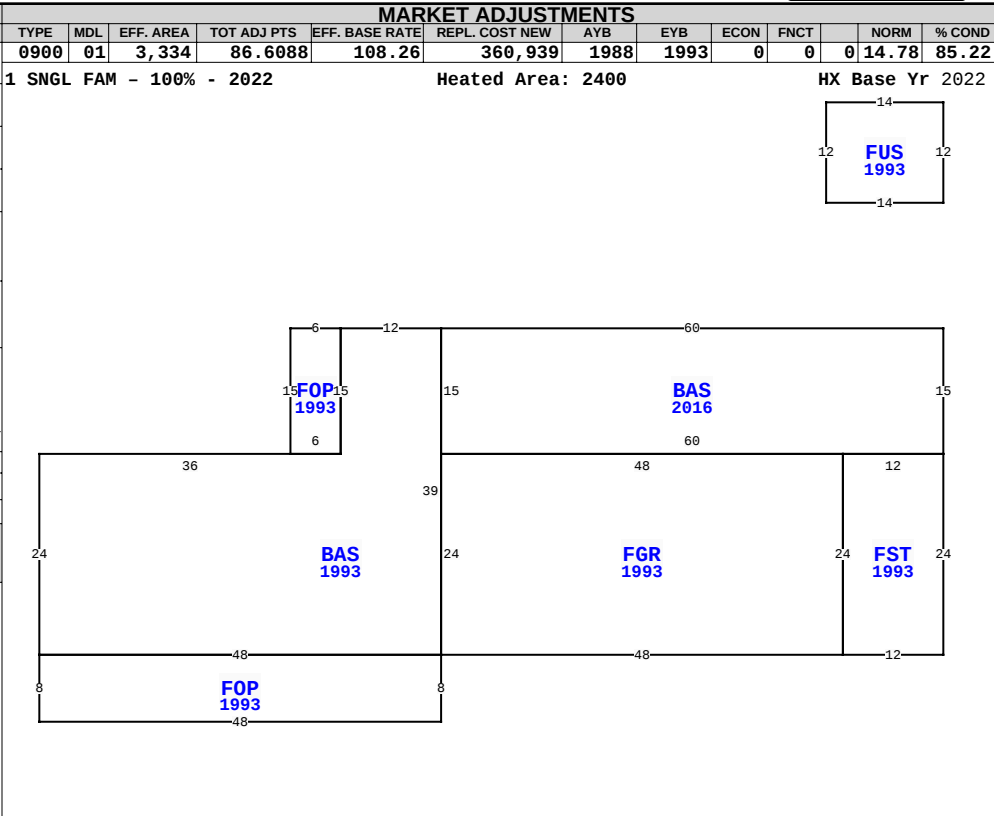
EXTRA FEATURES

L N	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	0811	CONCRETE B	0 100	0	0	752.00	SF	5.20	5.20	100	1988	1988	3	54.5	2,131	
2	0200	BARN WD 0-	0 100	23	43	989.00	SF	20.00	20.00	100	1995	1995	3	23	4,549	
3	0825	BRICK	0 100	8	10	80.00	SF	12.50	12.50	100	1988	1988	3	84	840	
4	0802	ASPHALT B	0 100	110	8	880.00	SF	2.40	2.40	100	1994	1994	3	50	1,056	
5	0861	POOL GUNIT	0 100	20	9	180.00	SF	85.00	85.00	100	1994	1994	3	20	3,060	
6	0812	CONCRETE C	0 100	42	24	1,008.00	SF	4.00	4.00	100	2011	2011	3	92	3,709	
7	0462	ST/AL FNC	0 100	0	0	360.00	SF	10.00	10.00	100	2010	2010	3	60	2,160	
8	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2010	2010	3	78	234	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	OR	0.00	0.00	2.32	AC		1.00	1.00	1.00	30,000.00	30,000.00	69,600							

REVIEW DATE 08/05/2021 BY TWA



614373 RIVER RD, CALLAHAN

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

L N	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
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TOTAL OB/XF 17,739

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1	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	2.32	AC		1.00	1.00	1.00	30,000.00	30,000.00	69,600							

REVIEW DATE 08/05/2021 BY TWA Total Acres: 2.32 Total Land Value: 69,600 Market: 0 Agricultural: 0 Common: 69,600

NASSAU COUNTY PROPERTY PAGE 1 of 2 6

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		344,685
TOTAL MARKET OB/XF VALUE		17,739
TOTAL LAND VALUE - MARKET		69,600
TOTAL MARKET VALUE		432,024
SOH/AGL Deduction		136,281
ASSESSED VALUE		295,743
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		245,743
TOTAL JUST VALUE		432,024
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		418,868

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25143	ADDITION	31,693	09/01/2011
B98	XFOB	1,500	10/01/1998

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2201/0331	6/01/2018	WD	U	I	38	165,000

GRANTOR: VANSYCOC WILLIAM J II

GRANTEE: JOHNSON HARRY LEON

1228/1460 5/10/2004 WD Q I 200,000

GRANTOR: ROWE KATHY J

GRANTEE: VANSYCOC WILLIAM J

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W60 BAS=[YR=1993] W12 FOP=[YR=1993] W6 S15E6
N15\$ S15 W36 S24 FOP=[YR=1993] S8E48 N8 W48\$ E48
FGR=[YR=1993] E48 FST=[YR=1993] E12 N24 W12 S24\$ N24 W48 S24\$
N39\$ S15 E60 N15\$ PTR=N15 FUS=[YR=1993] N12 W14 S12 E14\$
S15\$.

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