IN OR 1542/1494
EX 14-1 & EX 14-2

PROCTOR LINDA C LVG TRUST/PROCTOR LINDA C TRUSTEE
614912 RIVER ROAD
CALLAHAN, FL 32011

2024

26-2N-24-0000-0014-0000

BUILDING CHARACTERISTICS

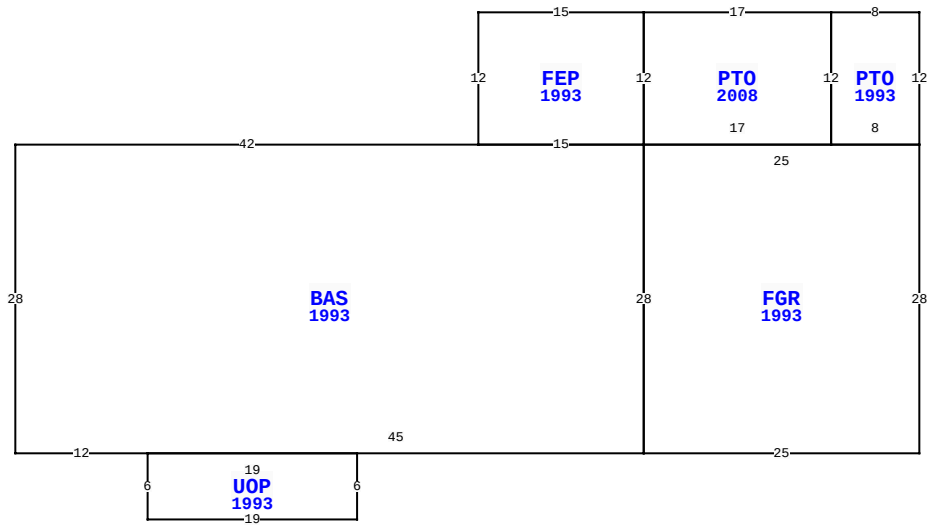
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	1,596	100	1,596	147,196
FEP	180	80	144	13,281
FGR	700	55	385	35,508
PTO	96	5	5	461
PTO	204	5	10	922
UOP	114	20	23	2,121
TOTALS	2,890		2,163	199,489

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,163	132.9860	126.34	273,273	1959	1989	0	0	0	27.00	73.00

1 SINGLE FAM – 0% - 0 Heated Area: 1596 HX Base Yr



614840 RIVER RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	252,994
TOTAL MARKET OB/XF VALUE	6,311
TOTAL LAND VALUE - MARKET	444,000
TOTAL MARKET VALUE	333,600
SOH/AGL Deduction	43,058
ASSESSED VALUE	290,542
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	290,542
TOTAL JUST VALUE	703,305
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	694,999

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23609	ADDITION	0	05/01/2010
8983	MH MOVE-ON	3,120	07/29/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1542/1494	12/27/2007	WD	U	I	01	100
GRANTOR: PROCTOR LINDA C						
GRANTEE: PROCTOR LINDA C TRU						
1542/1491	12/27/2007	TD	U	I	01	100
GRANTOR: PROCTOR LINDA C TRUST						
GRANTEE: PROCTOR LINDA C						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1993] W8 PTO=[YR=2008] W17 FEP=[YR=1993] W15 S12 BAS=[YR=1993] W42 S28 E12UOP=[YR=1993] S6 E19 N6 W19$ E45 FGR=[YR=1993] E25 N28 W25 S28$ N28W15$ E15 N12$ S12 E17 N12$ S12 E8 N12$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	58	2,030	
2	0681	POLE SHED	0	0	40	20	800.00	SF	15.00	15.00	100	1959	1959	3	20	2,400	
3	0810	CONCRETE A	0	0	0	0	318.00	SF	6.50	6.50	100	2010	2010	3	91	1,881	

LAND DESCRIPTION

TOTAL OB/XF 6,311

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	0	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005000	C	RURAL HOME	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
3	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	23.00	AC		1.00	1.00	1.00	415.00	415.00	9,545							
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	25.00	AC		1.00	1.00	1.00	190.00	190.00	4,750							
5	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	48.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	384,000							

REVIEW DATE 06/21/2024 BY WWA Total Acres: 50.00 Total Land Value: 74,295 Market: 384,000 Agricultural: 14,295 Common: 60,000 PRINTED 08/06/2024 BY SYS

IN OR 1542/1494
EX 14-1 & EX 14-2

PROCTOR LINDA C LVG TRUST/PROCTOR LINDA C TRUSTEE
614912 RIVER ROAD
CALLAHAN, FL 32011

2024

26-2N-24-0000-0014-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

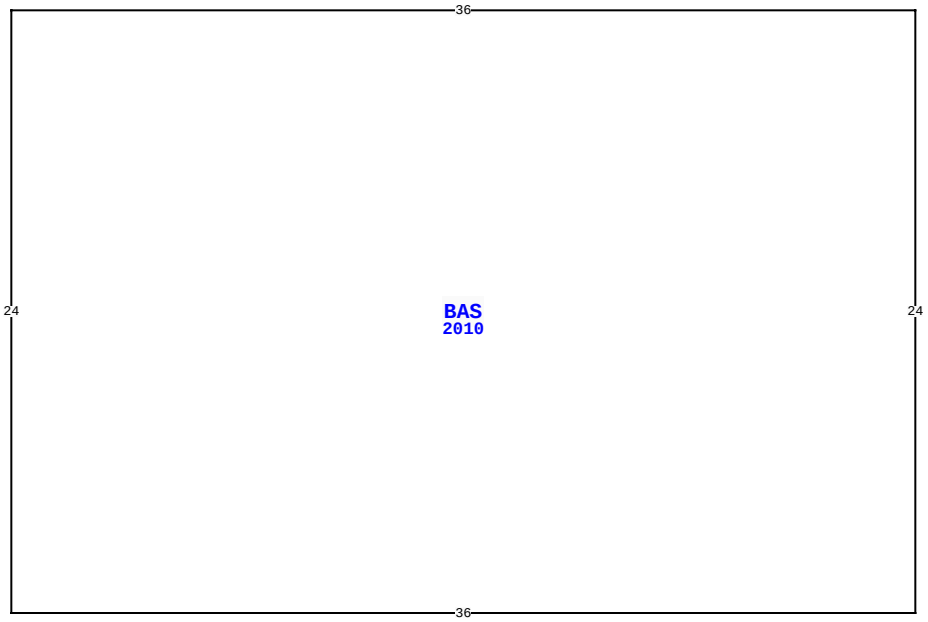
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	864	53,505
TOTALS	864		864	53,505

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	864	131.7600	65.88	56,920	2010	2010	0	0	0	6.00	94.00

2 ACCESORY U – 0% - 0 Heated Area: 864 HX Base Yr



614840 RIVER RD, CALLAHAN

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	290,542
TOTAL JUST VALUE	703,305
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	694,999

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTEE: PROCTOR LINDA C TRU						
1542/1491	12/27/2007	TD	U	I	01	100
GRANTOR: PROCTOR LINDA C TRUST						
GRANTEE: PROCTOR LINDA C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W36 S24 E36 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 06/21/2024 BY WWA Total Acres: 50.00 Total Land Value: 74,295 Market: 384,000 Agricultural: 14,295 Common: 60,000 PRINTED 08/06/2024 BY SYS