PT OF SEC 27-2N-24E
IN OR 2272/91 &
PT OF SEC 28-2N-24E

FARMER KENRICK A LVG TRUST/FARMER KENRICK A TRUSTE
613259 RIVER ROAD
CALLAHAN, FL 32011

2024

27-2N-24-0000-0002-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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

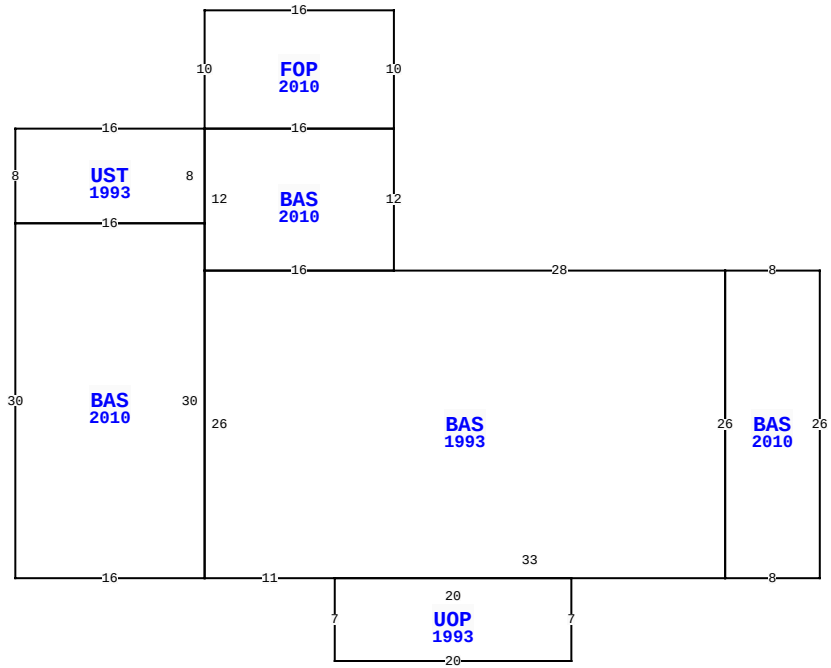
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,144	100	1,144	95,847
BAS	192	100	192	16,086
BAS	208	100	208	17,427
BAS	480	100	480	40,216
FOP	160	30	48	4,022
UOP	140	20	28	2,346
UST	128	45	58	4,859
TOTALS	2,452		2,158	180,803

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,158	105.9380	100.64	217,181	1947	1985	0	0	0	16.75	83.25

1 SINGLE FAM – 100% - 0 Heated Area: 2024 HX Base Yr



613259 RIVER RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		199,556
TOTAL MARKET OB/XF VALUE		46,348
TOTAL LAND VALUE - MARKET		472,200
TOTAL MARKET VALUE		344,745
SOH/AGL Deduction		147,395
ASSESSED VALUE		197,350
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		147,350
TOTAL JUST VALUE		718,104
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		710,307

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001156	REPAIR/RRF	2,000	01/20/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2272/0901	5/03/2019	QC	U	I	11	100
GRANTOR: RAYDIENT LLC						
GRANTEE: FARMER KENDRICK A L						
1689/0884	6/28/2010	WD	U	I	11	100
GRANTOR: FARMER KENDRICK A						
GRANTEE: FARMER KENRICK A TR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W8 BAS=[YR=1993] W28 BAS=[YR=2010] N12
FOP=[YR=2010] N10 W16 S10 UST=[YR=1993] W16 S8BAS=[YR=2010]
S30 E16 N30 W16$ E16 N8$ E16$ W16 S12 E16$ W16 S26 E11
UOP=[YR=1993] S7 E20 N7 W20$ E33 N26$ S26 E8 N26$.

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	0681	POLE SHED	0	100	0	0	1,910.00	SF	15.00	15.00	100	1975	1975	3	20	5,730	
2	0200	BARN WD 0-	0	100	30	20	600.00	SF	20.00	20.00	100	1995	1995	3	23	2,760	
3	0681	POLE SHED	0	100	20	13	260.00	SF	15.00	15.00	100	1994	1994	3	20	780	
4	0351	CARPORT MT	0	100	19	18	342.00	SF	10.00	10.00	100	1994	1994	3	20	684	
5	0681	POLE SHED	0	100	33	16	528.00	SF	15.00	15.00	100	1994	1994	3	20	1,584	
6	0202	BARN WD 30	0	100	84	52	4,368.00	SF	11.25	11.25	100	2000	2000	3	28	13,759	
7	0681	POLE SHED	0	100	46	28	1,288.00	SF	15.00	15.00	100	2005	2005	3	40	7,728	
8	0510	GARAGE WD-	0	100	32	26	832.00	SF	35.00	35.00	100	2000	2000	3	28	8,154	
9	1242	WD DECK A	0	100	18	12	216.00	SF	10.00	10.00	100	2000	2000	3	20	432	
10	0940	SHEDS/PORT	0	100	16	10	160.00	SF	30.00	30.00	100	2000	2000	3	20	960	

TOTAL OB/XF 42,571

LAND DESCRIPTION

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	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005000	C	RURAL HOME	100		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							
3	006000	A	PAST1/HAY	0		OR	0.00	0.00	20.30	AC		1.00	1.00	1.00	370.00	370.00	7,511							
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	7.00	AC		1.00	1.00	1.00	190.00	190.00	1,330							
5	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	27.30	AC		1.00	1.00	1.00	14,000.00	14,000.00	382,200							

REVIEW DATE 05/10/2022 BY TWX Total Acres: 30.30 Total Land Value: 98,841 Market: 382,200 Agricultural: 8,841 Common: 90,000 PRINTED 08/06/2024 BY SYS

PT OF SEC 27-2N-24E
IN OR 2272/91 &
PT OF SEC 28-2N-24E

FARMER KENRICK A LVG TRUST/FARMER KENRICK A TRUSTE
613259 RIVER ROAD
CALLAHAN, FL 32011

2024

27-2N-24-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

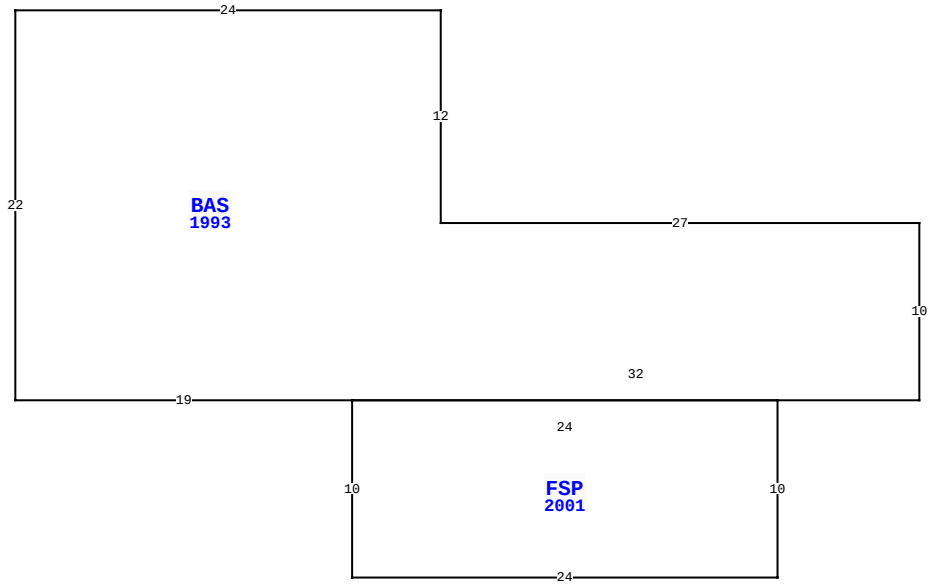
ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 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	798	100	798	15,887
FSP	240	60	144	2,867
TOTALS	1,038		942	18,753

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	942	94.8000	66.36	62,511	1973	1973	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 798 HX Base Yr



613259 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		199,556
TOTAL MARKET OB/XF VALUE		46,348
TOTAL LAND VALUE - MARKET		472,200
TOTAL MARKET VALUE		344,745
SOH/AGL Deduction		147,395
ASSESSED VALUE		197,350
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		147,350
TOTAL JUST VALUE		718,104
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		710,307

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2272/0901	5/03/2019	QC	U	I	11	100
GRANTOR: RAYDIENT LLC						
GRANTEE: FARMER KENDRICK A L						
1689/0884	6/28/2010	WD	U	I	11	100
GRANTOR: FARMER KENDRICK A						
GRANTEE: FARMER KENRICK A TR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 N12 W24 S22 E19 FSP=[YR=2001] S10 E24 N10 W24$ E32 N10$.

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
11	0811	CONCRETE B	0	100	0	0	604.00	SF	5.20	5.20	100	2000	2000	3	79	2,481	
12	0756	FEP	0	100	16	15	240.00	SF	27.00	27.00	100	2001	2001	3	20	1,296	

LAND DESCRIPTION

TOTAL OB/XF 3,777

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 05/10/2022 BY TWX Total Acres: 30.30 Total Land Value: 98,841 Market: 382,200 Agricultural: 8,841 Common: 90,000 PRINTED 08/06/2024 BY SYS