PARCELS 2-7 & 2-8
IN OR 2576/1361
UTILITY ESMT PT OR 868/550

WILFONG JOHN F & SANDRA J L/E/
P O BOX 631
CALLAHAN, FL 32011-0631

2024

27-2N-24-0000-0002-0070

BUILDING CHARACTERISTICS

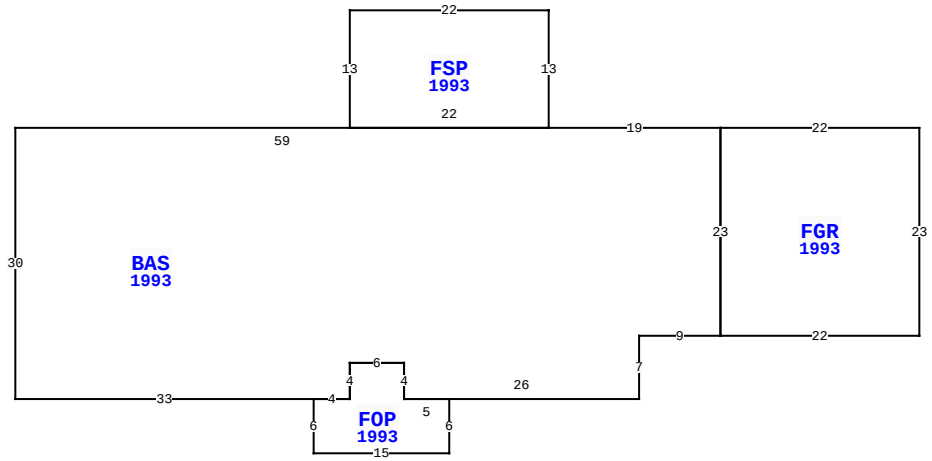
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	2,253	100	2,253	218,699
FGR	506	55	278	26,986
FOP	114	30	34	3,300
FSP	286	40	114	11,066
TOTALS	3,159		2,679	260,052

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,679	107.8560	134.82	361,183	1978	1983	0	0	0	28.00	72.00

1 SNGL FAM – 100% - 0 Heated Area: 2253 HX Base Yr



613472 RIVER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 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		281,153
TOTAL MARKET OB/XF VALUE		1,594
TOTAL LAND VALUE - MARKET		60,300
TOTAL MARKET VALUE		343,047
SOH/AGL Deduction		170,723
ASSESSED VALUE		172,324
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		122,324
TOTAL JUST VALUE		343,047
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		332,540

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18784	ELEC OTHER	500	02/01/2007
R09920	REPAIR/RRF	4,800	11/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2576/1361	7/08/2022	WD	U	I	11	100
GRANTOR: WILFONG JOHN F & SAND						
GRANTEE: WILFONG JOHN F & SA						
0226/0102	1/01/1976	WD	Q	V		7,750
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W22 BAS=[YR=1993] W19 FSP=[YR=1993] N13 W22 S13 E22$ W59 S30 E33 FOP=[YR=1993] S6 E15 N6 W5 N4 W6S4 W4$E4N4E6S4E26 N7 E9 N23$ S23 E22 N23$.

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	100	20	20	400.00	SF	6.50	6.50	100	1978	1978	3	29	754	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1978	1978	3	42	840	

LAND DESCRIPTION

TOTAL OB/XF 1,594

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	100		OR	0.00	0.00	3.35	AC		1.00	1.00	1.00	18,000.00	18,000.00	60,300							

REVIEW DATE 08/05/2021 BY TWA Total Acres: 3.35 Total Land Value: 60,300 Market: 0 Agricultural: 0 Common: 60,300 PRINTED 08/06/2024 BY SYS

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IN OR 2576/1361
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CALLAHAN, FL 32011-0631

2024

27-2N-24-0000-0002-0070

BUILDING CHARACTERISTICS

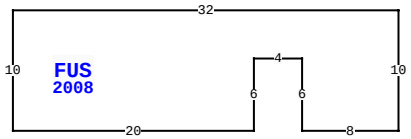
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	03	CONC FINSH 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

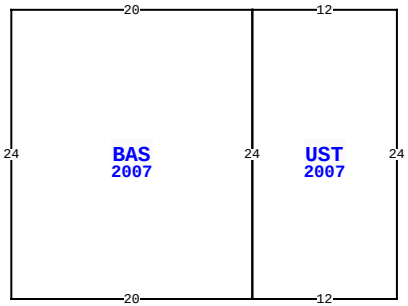
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100	480	11,180
FUS	296	100	296	6,894
UST	288	45	130	3,028
TOTALS	1,064		906	21,101

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	906	85.3200	29.86	27,053	2007	2007	0	0	0	22.00	78.00

2 GARAGE RES – 100% - 0 Heated Area: 776 HX Base Yr





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PREVIOUS YEAR MKT VALUE		332,540

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0226/0102	1/01/1976	WD	Q	V		7,750
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=2007] W12 BAS=[YR=2007] W20 S24 E20 N24$ S24 E12 N24$
PTR=N20 FUS=[YR=2008] N10 E32 S10 W8 N6 W4 S6 W20$ S20$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 08/05/2021 BY TWA Total Acres: 3.35 Total Land Value: 60,300 Market: 0 Agricultural: 0 Common: 60,300 PRINTED 08/06/2024 BY SYS