LOT 5
DIXON FARMS OR 2368/1800

BUNTING GARRETT WILLIAM
61796 RIVER RD
CALLAHAN, FL 32011

2024

27-2N-24-2281-0005-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

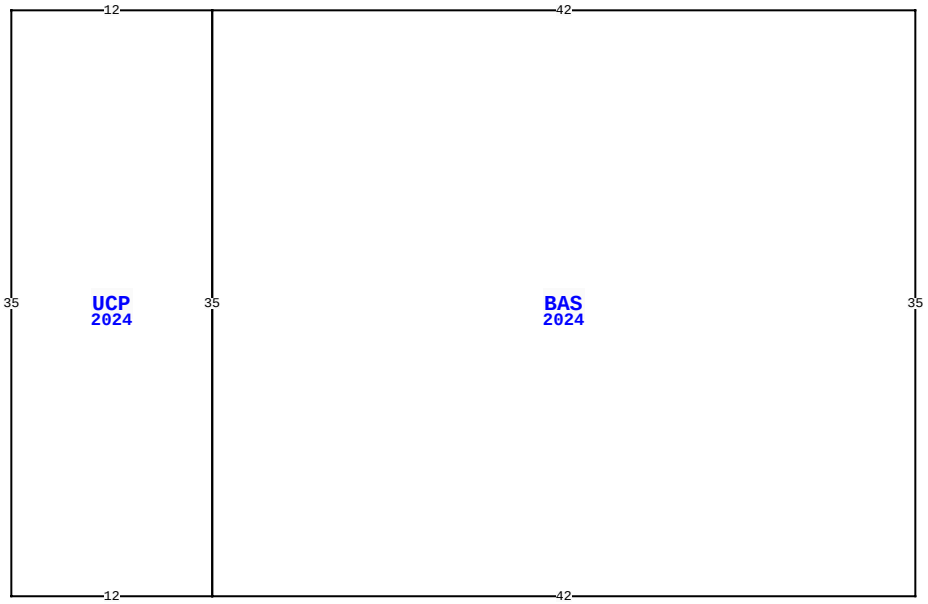
DOR CODE 0700 MISC RESIDENTIAL
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,470	100	1,470	29,877
UCP	420	20	84	1,708
TOTALS	1,890		1,554	31,585

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,554	58.6500	20.53	31,904	2023	2023	0	0	0	1.00	99.00

1 GARAGE RES – 0% - 2024 Heated Area: 1470 HX Base Yr



613544 RIVER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 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	31,585
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	124,750
TOTAL MARKET VALUE	156,335
SOH/AGL Deduction	3,992
ASSESSED VALUE	152,343
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	152,343
TOTAL JUST VALUE	156,335
NCON VALUE	31,585
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	124,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230013035	35X42 MTL BLDG	94,359	10/10/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2514/0877	11/15/2021	SW	Q	V	01	120,000

GRANTOR: RAYDIENT LLC DBA RAYD
GRANTEE: BUNTING GARRETT WIL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E42 S35 W42 N35 $
UCP=[YR=2024;ORIG=38,10] E12 S35 W12 N35 $
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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
1	000115	C	SFR ACRES	0		OR	0.00	0.00	4.99	AC		1.00	1.00	1.00	25,000.00	25,000.00	124,750							

REVIEW DATE 01/04/2024 BY WW Total Acres: 4.99 Total Land Value: 124,750 Market: 0 Agricultural: 0 Common: 124,750 PRINTED 08/06/2024 BY SYS