LOT 6
DIXON FARMS OR 2368/1800
ESMT IN OR 2615-354

ABBOTT JAMES C & SARAH
PO BOX 960
CALLAHAN, FL 32011

2024

27-2N-24-2281-0006-0000

BUILDING CHARACTERISTICS

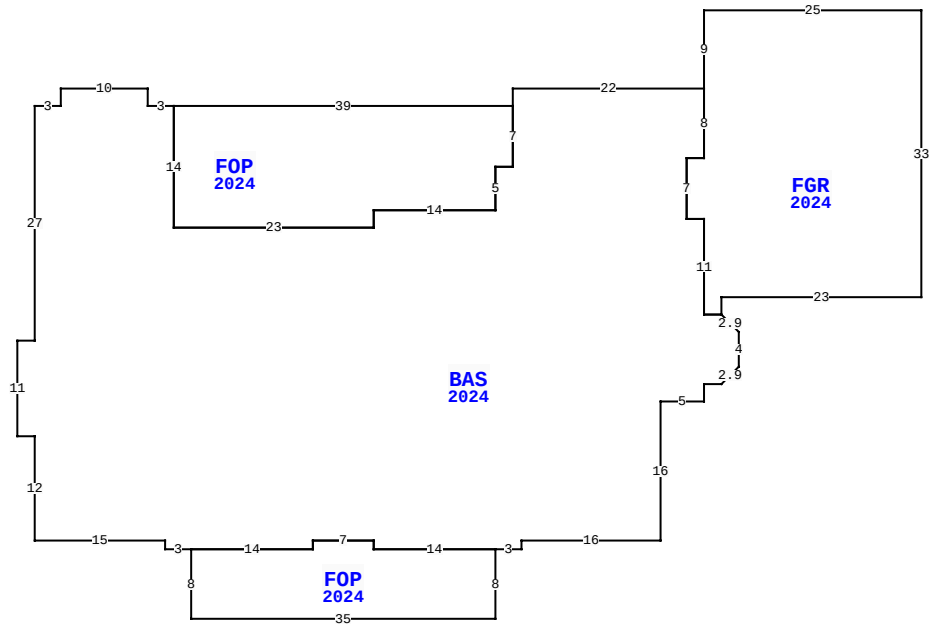
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	3,400	100	3,400	439,824
FGR	843	55	464	60,023
FOP	287	30	86	11,125
FOP	504	30	151	19,533
TOTALS	5,034		4,101	530,505

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,101	103.4880	129.36	530,505	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 3400 HX Base Yr 2024



613572 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		530,505
TOTAL MARKET OB/XF VALUE		7,580
TOTAL LAND VALUE - MARKET		124,500
TOTAL MARKET VALUE		662,585
SOH/AGL Deduction		52,604
ASSESSED VALUE		609,981
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		559,981
TOTAL JUST VALUE		662,585
NCON VALUE		538,085
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		124,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
220017500	CO ISSUED		11/14/2023
22017500	NEW CONSTR	646,076	11/28/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2479/0434	6/07/2021	SW	Q	V	01	115,000

GRANTOR: RAYDIENT LLC

GRANTEE: ABBOTT JAMES C & SA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=47,18] W22 S2 S7 W2 S5 W14 S2 W23 N14 W3 N2 W10 S2 W3 S27 W2 S11 E2 S12 E15 S1 E3 E14 N1 E7 S1 E14 E3 N1 E16 N16 E5 N2 E2 U2R2 N4 U2L2 W2 N11 W2 N7 E2 N8 $
FGR=[YR=2024;ORIG=47,9] E25 S33 W23 S2 W2 N11 W2 N7 E2 N8 N9 $
FOP=[YR=2024;ORIG=-14,20] E39 S7 W2 S5 W14 S2 W23 N14 $
FOP=[YR=2024;ORIG=-12,71] S8 E35 N8 W14 N1 W7 S1 W14 $
.

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	0812	CONCRETE C	0	100	0	0	1,020.00	SF	4.00	4.00	100	2024	2023		100	4,080	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2024	2023		100	3,500	

LAND DESCRIPTION

TOTAL OB/XF 7,580

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	4.98	AC		1.00	1.00	1.00	25,000.00	25,000.00	124,500							

REVIEW DATE 01/04/2024 BY WW Total Acres: 4.98 Total Land Value: 124,500 Market: 0 Agricultural: 0 Common: 124,500 PRINTED 08/06/2024 BY SYS