



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	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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
Occupancy	00	NONE 100

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Quality 06 Quality Level 06

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	1,917	100	1,917	262,720
FGR	900	55	495	67,839
FOP	254	30	76	10,416
UOP	280	20	56	7,675

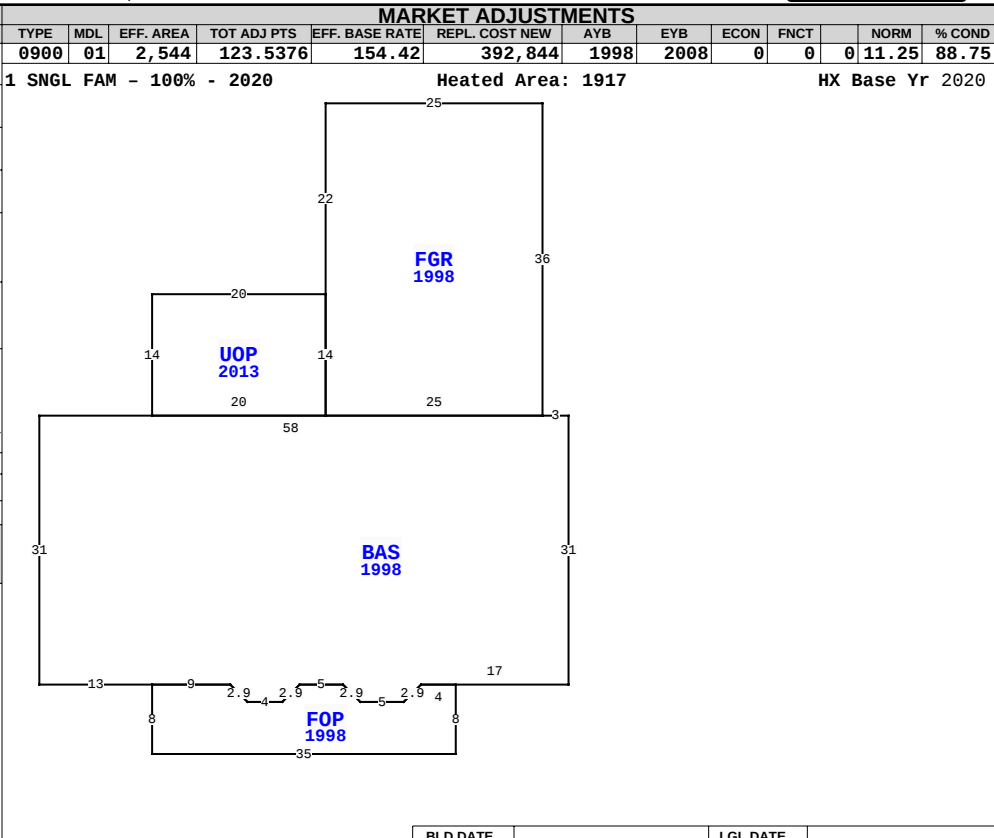
TOTALS	3,351		2,544	348,649
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EXTRA FEATURES

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
1	0511	GARAGE CB-	0 100	25	31	775.00	SF	60.00	60.00	100	1997	1997	3	73	33,945	
2	0812	CONCRETE C	0 100	36	41	1,476.00	SF	4.00	4.00	100	1998	1998	3	75	4,428	
3	0462	ST/AL FNC	0 100	144	4	576.00	SF	10.00	10.00	100	2017	2017	3	84	4,838	
4	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	92	276	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0004	OR	0.00	0.00	1.38	AC		1.00	1.00	1.00	30,000.00	30,000.00	41,400							



613169 RIVER RD, CALLAHAN

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

TOTAL OB/XF 43,487

NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		359,997	
TOTAL MARKET OB/XF VALUE		43,487	
TOTAL LAND VALUE - MARKET		41,400	
TOTAL MARKET VALUE		444,884	
SOH/AGL Deduction		170,385	
ASSESSED VALUE		274,499	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		224,499	
TOTAL JUST VALUE		444,884	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		431,608	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313593	REPAIR/RRF	0	08/01/2013
B98	NEW CONSTR	122,240	11/01/1998
B973882	GARAGE	12,240	04/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2248/1781	1/10/2019	WD	Q	I	01	300,000
GRANTOR: EDDY JOSEPH C & DEE A						
GRANTEE: STAFFORD DIANE V						
1963/0894	2/18/2015	DG	U	I	11	100
GRANTOR: EDDY JOSEPH C						
GRANTEE: EDDY JOSEPH C & DEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W3 FGR=[YR=1998] N36 W25 S22 UOP=[YR=2013] W20 S14 E20 N14 \$ S14 E25 \$ W58 S31 E13 FOP=[YR=1998] S8 E35 N8 W4 D2 L2 W5 L2 U2 W5 D2 L2 W4 U2 L2 W9\$ E9 D2 R2 E4 U2 R2 E5 D2 R2 E5 U2 R2 E17 N31\$.

[illegible]