



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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

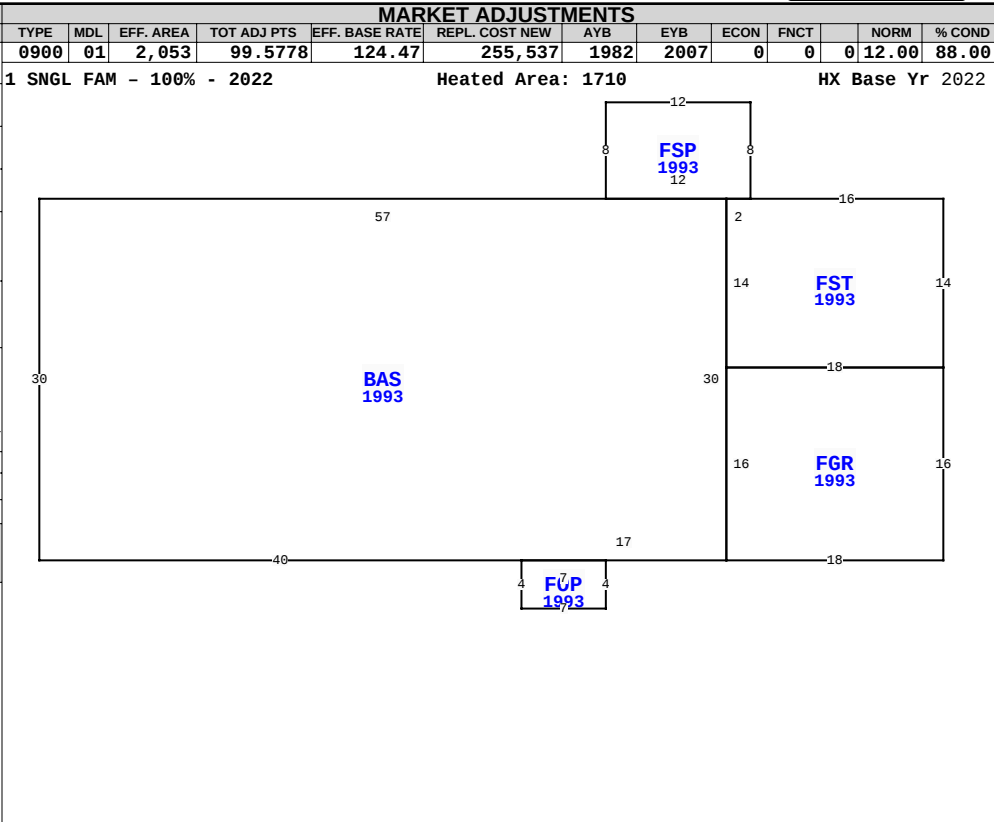
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,710	100	1,710	187,303
FGR	288	55	158	17,306
FOP	28	30	8	876
FSP	96	40	38	4,162
FST	252	55	139	15,225

TOTALS	2,374		2,053	224,873
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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
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1982
2	0940	SHEDS/PORT	0 100	0	0	96.00	SF	20.10	20.10	100	1980
3	0350	CARPORT WD	0 100	0	0	128.00	SF	9.75	9.75	100	1980
4	0200	BARN WD 0-	0 100	32	20	640.00	SF	15.00	15.00	100	1976
5	0812	CONCRETE C	0 100	0	0	1,290.00	SF	3.40	3.40	100	2001

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	1.00	AC	
2	000115	C	SFR ACRES	100		OR	0.00	0.00	5.17	AC	

REVIEW DATE	04/06/2020	BY	TWA
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613037 RIVER RD, CALLAHAN	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	51.5	1,803	
2	0940	SHEDS/PORT	0 100	0	0	96.00	SF	20.10	20.10	100	1980	1980	3	20	386	
3	0350	CARPORT WD	0 100	0	0	128.00	SF	9.75	9.75	100	1980	1980	3	20	250	
4	0200	BARN WD 0-	0 100	32	20	640.00	SF	15.00	15.00	100	1976	1976	3	20	1,920	
5	0812	CONCRETE C	0 100	0	0	1,290.00	SF	3.40	3.40	100	2001	2001	3	80	3,509	

TOTAL OB/XF												7,868				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	30,000.00	30,000.00	30,000
2	000115	C	SFR ACRES	100		OR	0.00	0.00	5.17	AC		1.00	1.00	16,000.00	16,000.00	82,720

Total Acres: 6.17	Total Land Value: 112,720	Market: 0	Agricultural: 0	Common: 112,720
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		224,873	
TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE		112,720	
SOH/AGL Deduction		TOTAL MARKET VALUE		345,461	
ASSESSED VALUE		SOH/AGL Deduction		56,853	
TOTAL EXEMPTION VALUE		ASSESSED VALUE		288,608	
BASE TAXABLE VALUE		TOTAL EXEMPTION VALUE		50,000	
TOTAL JUST VALUE		BASE TAXABLE VALUE		238,608	
NCON VALUE		TOTAL JUST VALUE		345,461	
INCOME VALUE		NCON VALUE		0	
PREVIOUS YEAR MKT VALUE		INCOME VALUE		336,219	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240005546	INSTALL 24 X 55 S	84,730	05/08/2024

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2511/1208	11/03/2021	QC	U	I	11
GRANTOR: ROUNTREE RAYMOND LEWI					100
GRANTEE: ROUNTREE ROBERT JER					
2370/1246	6/23/2020	WD	Q	I	01
GRANTOR: LUEDERS SHIRLEY					320,000
GRANTEE: ROUNTREE RAYMOND L					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FST=[YR=1993] W16 FSP=[YR=1993] N8 W12 S8 E12\$W2BAS=[YR=1993] W57S30 E40 FOP=[YR=1993] S4 E7 N4 W7\$ E17 FGR=[YR=1993] E18 N16 W18 S16\$ N30\$ S14 E18 N14\$.											