PT OF SE1/4 OF SE1/4
IN OR 1508/1671
EX 7-6 7-12 & 7-13

REAVES SHAWN C
613048 RIVER ROAD
CALLAHAN, FL 32011

2024

28-2N-24-0000-0007-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

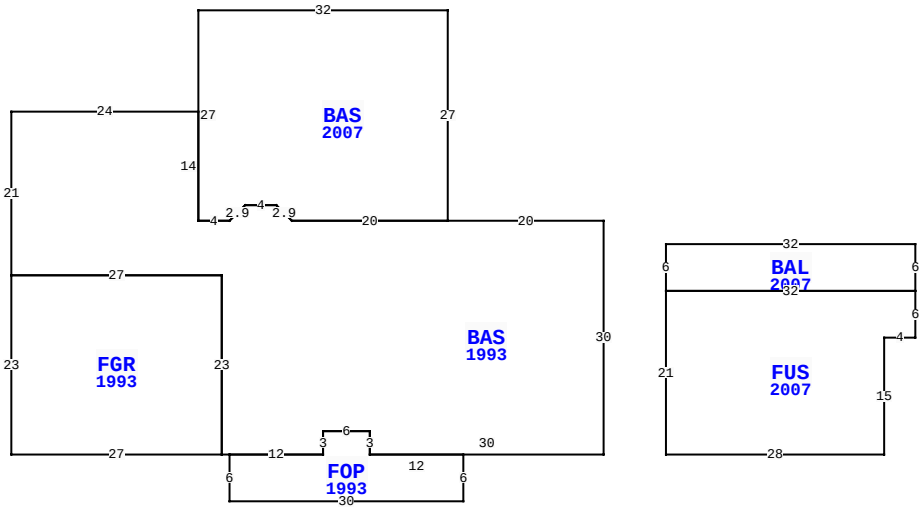
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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
BAL	192	15	29	3,062
BAS	1,989	100	1,989	210,014
BAS	852	100	852	89,960
FGR	621	55	342	36,111
FOP	198	30	59	6,230
FUS	612	100	612	64,620
TOTALS	4,464		3,883	409,997

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,883	101.3400	126.68	491,898	1991	2000	0	0	0	16.65	83.35

1 SNGL FAM – 100% - 1999 Heated Area: 3453 HX Base Yr 1999



613048 RIVER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		488,893
TOTAL MARKET OB/XF VALUE		67,444
TOTAL LAND VALUE - MARKET		79,200
TOTAL MARKET VALUE		635,537
SOH/AGL Deduction		296,818
ASSESSED VALUE		338,719
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		288,719
TOTAL JUST VALUE		635,537
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		578,981

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R13367	REPAIR/RRF	0	03/01/2013
E23925	NEW CONSTR	0	10/01/2011
B24350	ADDITION	105,542	02/01/2011
M13321	MECH OTHER	0	09/01/2007
P12731	OTHER	0	09/01/2007
C20444	CO ISSUED	0	08/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1508/1671	6/28/2007	QC	U	I	01	100
GRANTOR: REAVES KIMBERLY M						
GRANTEE: REAVES SHAWN C						
0860/1997	12/31/1998	WD	Q	I		190,000
GRANTOR: COLLINS JACKSON D & P						
GRANTEE: REAVES SHAWN & KIMB						

BUILDING NOTES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	70	2,450	
2	0940	SHEDS/PORT	0	100	16	15	240.00	SF	30.00	30.00	100	1991	1991	3	20	1,440	
3	0756	FEP	0	100	16	4	64.00	SF	27.00	27.00	100	1991	1991	3	20	346	
4	0812	CONCRETE C	0	100	0	0	1,366.00	SF	4.00	4.00	100	1991	1991	3	62	3,388	
5	0812	CONCRETE C	0	100	0	0	6,491.00	SF	4.00	4.00	100	1995	1995	3	70	18,175	
6	0510	GARAGE WD-	0	100	26	22	572.00	SF	35.00	35.00	100	1994	1994	3	20	4,004	
7	0940	SHEDS/PORT	0	100	12	12	144.00	SF	20.10	20.10	100	1991	1991	3	20	579	
8	0351	CARPORT MT	0	100	44	40	1,760.00	SF	10.00	10.00	100	1991	1991	3	20	3,520	
9	0855	CONC PAVER	0	100	0	0	1,788.00	SF	10.00	10.00	100	2008	2008	3	89	15,913	
10	0861	POOL GUNIT	0	100	34	10	340.00	SF	85.00	85.00	100	2008	2008	3	52	15,028	

TOTAL OB/XF 64,843

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W20 W20 U2L2 W4 D2L2 W4 N14 W24 S21
E27 S23 E1 E12 N3 E6 S3 E30 N30 $
BAS=[YR=2007;ORIG=-20,0] N27 W32 S27 E4 U2R2 E4 D2R2 E20 $
FGR=[YR=1993;ORIG=-76,7] S23 E27 N23 W27 $
FUS=[YR=2007;ORIG=8,30] N21 E32 S6 W4 S15 W28 $
FOP=[YR=1993;ORIG=-48,30] S6 E30 N6 W12 N3 W6 S3 W12 $
BAL=[YR=2007;ORIG=8,9] N6 E32 S6 W32 $
.

LAND DESCRIPTION

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	0004	OR	0.00	0.00	4.40	AC		1.00	1.00	1.00	18,000.00	18,000.00	79,200							

REVIEW DATE 08/05/2021 BY TWA Total Acres: 4.40 Total Land Value: 79,200 Market: 0 Agricultural: 0 Common: 79,200 PRINTED 08/06/2024 BY SYS

PT OF SE1/4 OF SE1/4
IN OR 1508/1671
EX 7-6 7-12 & 7-13

REAVES SHAWN C
613048 RIVER ROAD
CALLAHAN, FL 32011

2024

28-2N-24-0000-0007-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 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	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

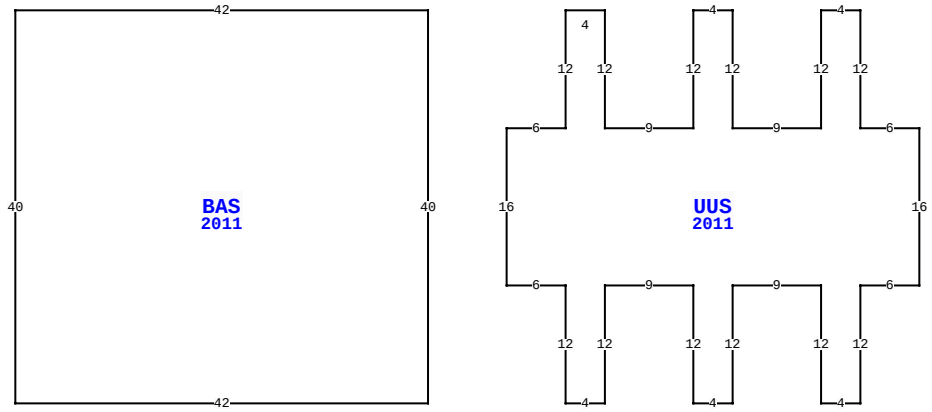
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1,680	43,408
UUS	960	50	480	12,403
TOTALS	2,640		2,160	55,811

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
6500	01	2,160	53.9000	18.86	40,738	2011	2011	0	0	137	14.00	137.00

2 GARAGE RES – 100% - 1999 Heated Area: 1680 HX Base Yr 1999



613048 RIVER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		488,893
TOTAL MARKET OB/XF VALUE		67,444
TOTAL LAND VALUE - MARKET		79,200
TOTAL MARKET VALUE		635,537
SOH/AGL Deduction		296,818
ASSESSED VALUE		338,719
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		288,719
TOTAL JUST VALUE		635,537
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		578,981

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20444	ADDITION	105,600	08/01/2007
R10669	REPAIR/RRF	2,000	08/01/2007
R10669	REPAIR/RRF	2,000	08/01/2007
7237	NEW CONSTR	80,237	05/17/1991
8022	MH MOVE-ON	26,000	01/12/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1508/1671	6/28/2007	QC	U	I	01	100
GRANTOR: REAVES KIMBERLY M						
GRANTEE: REAVES SHAWN C						
0860/1997	12/31/1998	WD	Q	I		190,000
GRANTOR: COLLINS JACKSON D & P						
GRANTEE: REAVES SHAWN & KIMB						

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
11	0810	CONCRETE A	0	100	0	0	435.00	SF	6.50	6.50	100	2011	2011	3	92	2,601	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011;ORIG=0,0] W42 S40 E42 N40 $
UUS=[YR=2011;ORIG=8,12] E6 N12 E4 S12 E9 N12 E4 S12 E9 N12 E4 S12 E6 S16 W6 S12 W4 N12 W9 S12 W4 N12 W9 S12 W4 N12 W6 N16 $
PTR=[ORIG=0,0] E20 W20 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,601

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

REVIEW DATE 08/05/2021 BY TWA Total Acres: 4.40 Total Land Value: 79,200 Market: 0 Agricultural: 0 Common: 79,200 PRINTED 08/06/2024 BY SYS

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2024

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

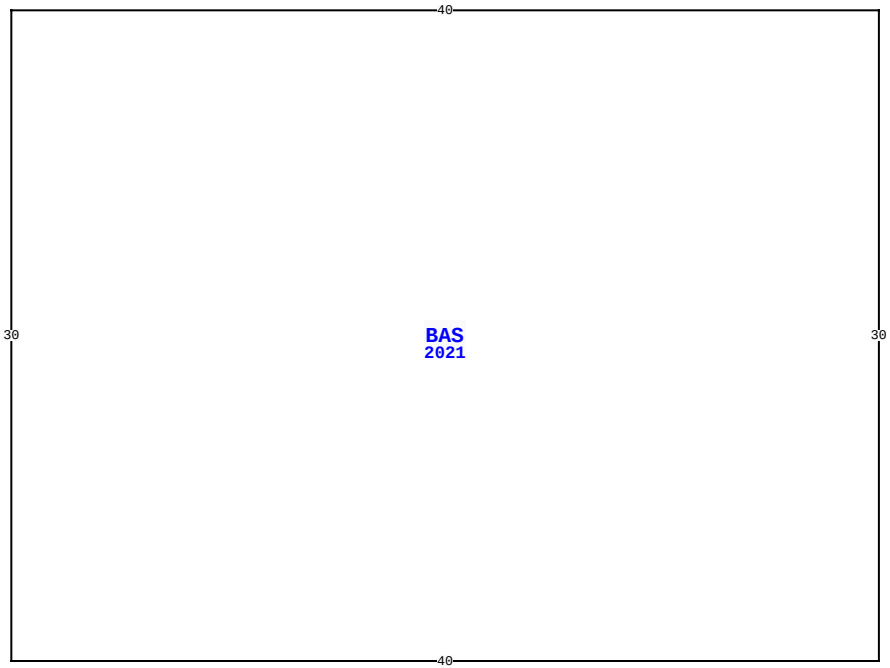
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	23,085
TOTALS	1,200		1,200	23,085

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	56.0740	19.63	23,556	2021	2021	0	0	0	2.00	98.00

3 GARAGE RES – 100% - 1999 Heated Area: 1200 HX Base Yr 1999



613048 RIVER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
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NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTEE: REAVES SHAWN C						
0860/1997	12/31/1998	WD	Q	I		190,000
GRANTOR: COLLINS JACKSON D & P						
GRANTEE: REAVES SHAWN & KIMB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W40 S30 E40 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 08/05/2021 BY TWA Total Acres: 4.40 Total Land Value: 79,200 Market: 0 Agricultural: 0 Common: 79,200 PRINTED 08/06/2024 BY SYS