

PT OF SE1/4
IN OR 2377/437
PARCELS 7-14 & 7-10

EDDY JASON R & SHERRON
613220 RIVER RD
CALLAHAN, FL 32011

2024

28-2N-24-0000-0007-0140



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 70
Exterior Wall	05	AVERAGE 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	03	MASONRY 100
Stories	1.5	1.5 100
Units	0	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	1,961	100	1,961	196,799
FGR	567	55	312	31,311
FOP	24	30	7	703
FUS	609	100	609	61,118
TOTALS	3,161		2,889	289,930

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	1974
2	0940	SHEDS/PORT	0 100	10	8	80.00	SF	21.30	21.30	100	1987
3	0350	CARPORT WD	0 100	28	14	392.00	SF	9.75	9.75	100	1986
4	1242	WD DECK A	0 100	16	8	128.00	SF	10.00	10.00	100	1974
5	0300	BOAT DCK W	0 100	0	0	140.00	SF	40.00	40.00	100	1974
6	0681	POLE SHED	0 100	24	12	288.00	SF	15.00	15.00	100	2005
7	0681	POLE SHED	0 100	24	12	288.00	SF	15.00	15.00	100	2005
8	0510	GARAGE WD-	0 100	24	12	288.00	SF	35.00	35.00	100	2005

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	3.88	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,889	93.8214	117.28	338,822	1974	1994		0	0	14.43
1 SNGL FAM - 100% - 2024 Heated Area: 2570 HX Base Yr 2024											
BLD DATE	01/10/2007					JH	LGL DATE				
XF DATE							LAND DATE	05/18/2023			
INC DATE							AG DATE				

613220 RIVER RD, CALLAHAN											
TOTAL OB/XF 11,159											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		289,930	
TOTAL MARKET OB/XF VALUE		11,159	
TOTAL LAND VALUE - MARKET		69,840	
TOTAL MARKET VALUE		370,929	
SOH/AGL Deduction		0	
ASSESSED VALUE		370,929	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		320,929	
TOTAL JUST VALUE		370,929	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		358,845	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19012090	REPAIR/RRF	5,800	11/21/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2377/0437	7/13/2020	WD	Q	I	01
GRANTOR: SVOBODA KIRK T & JESS					SALE PRICE
GRANTEE: EDDY JASON R & SHER					
2318/1676	10/25/2019	QC	U	I	11
GRANTOR: SVOBODA KIRK T					100
GRANTEE: SVOBODA KIRK T					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2007] W67S29E26FOP=[YR=2007] E6N4 W6S4\$N4E6S4E35FGR=[YR=2007] S10E21 N29W14S6W7S13\$N13E7N6W7N10\$ PTR=[YR=2007] E30FUS=[YR=2007] E21S29W21 N29\$W30\$.											