

LOT 5
SHARON TRACT IN OR 2298/1007
UTIL ESMT IN OR 2447-1523

FOWLER VICTORIA & CHRISTOPHER
611400 RIVER RD
CALLAHAN, FL 32011

2024

29-2N-24-1050-0005-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality 01 Quality Level 01

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 08

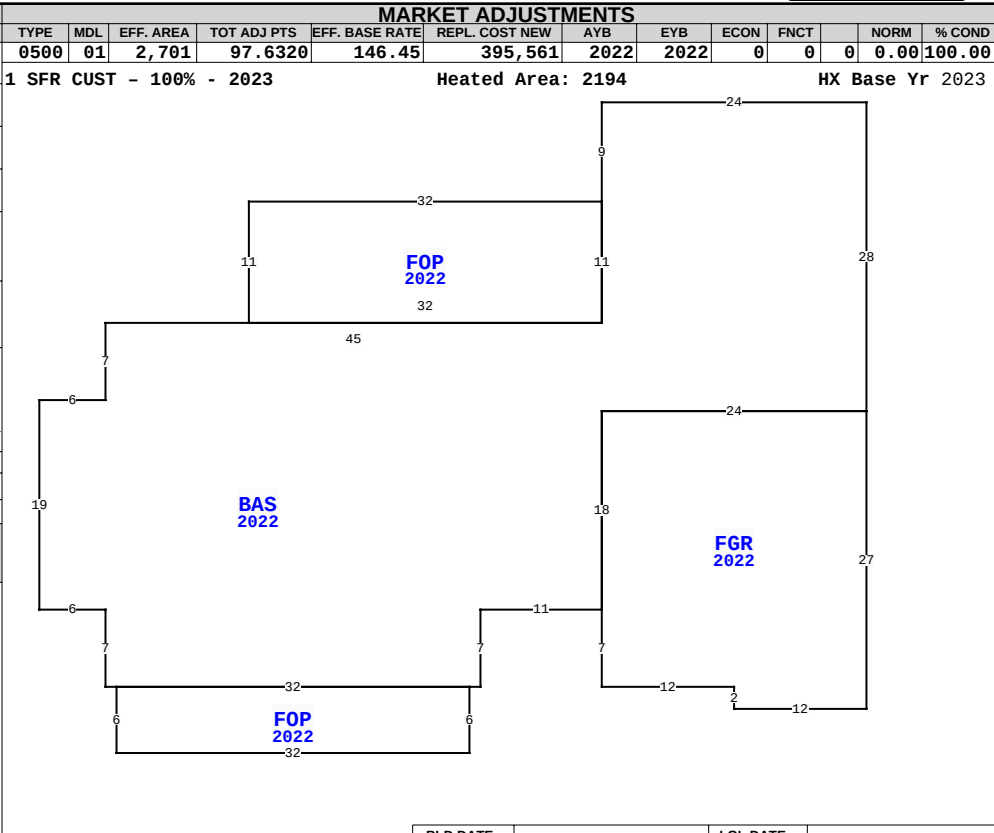
NEIGHBORHOOD/LOC 8032.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,194	100	2,194	321,311
FGR	624	55	343	50,232
FOP	192	30	58	8,494
FOP	352	30	106	15,524

TOTALS 3,362 2,701 395,561

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0811	CONCRETE B	0	100	0	0	840.00	SF	5.20
3	0861	POOL GUNIT	0	100	0	0	395.00	SF	85.00
4	0855	CONC PAVER	0	100	0	0	515.00	SF	10.00
5	0462	ST/AL FNC	0	100	0	0	336.00	SF	10.00
6	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		OR	0.00	0.00	7.70



TOTAL OB/XF									
48,753									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		OR	0.00	0.00	7.70

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 6									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					395,561				
TOTAL MARKET OB/XF VALUE					48,753				
TOTAL LAND VALUE - MARKET					123,200				
TOTAL MARKET VALUE					567,514				
SOH/AGL Deduction					89,489				
ASSESSED VALUE					478,025				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					428,025				
TOTAL JUST VALUE					567,514				
NCON VALUE					42,385				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					477,511				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001183	SWIM POOL	73,998	01/26/2023
22000230	CO ISSUED	0	06/08/2022
22002184	NEW CONSTR	373,501	02/08/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2436/0049	2/16/2021	WD	Q	V	01	130,000
GRANTOR: ANDERSON AUSTIN & JES						
GRANTEE: FOWLER VICTORIA A &						
2298/1007	7/09/2019	SW	Q	V	01	65,000
GRANTOR: RAYDIENT LLC						
GRANTEE: ANDERSON AUSTIN & J						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2022] W24 S9 FOP=[YR=2022] W32 S11 E32 N11\$ S11 W45 S7 W6 S19 E6 S7 E1 FOP=[YR=2022] S6 E32 N6 W32\$ E32 E1 N7 E11 FGR=[YR=2022] S7 E12 S2 E12 N27 W24 S18\$ N18 E24 N28\$.									