

LOT 6
SHARON TRACT OR 2249/920
ESMT IN OR 2544-781

VEAL TRAVIS
611458 RIVER RD
CALLAHAN, FL 32011

2024

29-2N-24-1050-0006-0000



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

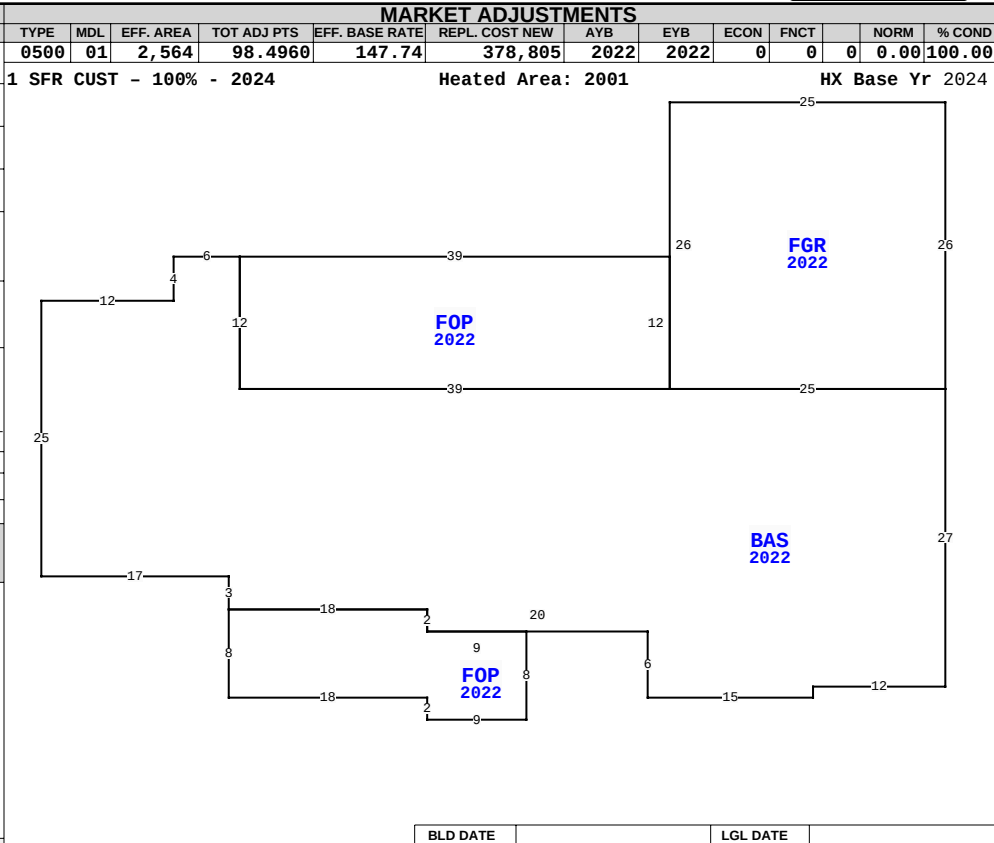
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8032.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,001	100	2,001	295,628
FGR	650	55	358	52,891
FOP	216	30	65	9,603
FOP	468	30	140	20,684
TOTALS	3,335		2,564	378,805

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
1	0810	CONCRETE A	0 100	0	0	120.00	SF	6.50	6.50	100	2022	2022	3	100

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ
1	000115	C	SFR ACRES	100		OR	0.00	0.00	5.03	AC		1.00	1.00	1.00

REVIEW DATE 09/08/2022 BY WW



611458 RIVER RD, CALLAHAN

TOTAL OB/XF														
780														
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
1	0810	CONCRETE A	0 100	0	0	120.00	SF	6.50	6.50	100	2022	2022	3	100

TOTAL OB/XF														
780														
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
1	0810	CONCRETE A	0 100	0	0	120.00	SF	6.50	6.50	100	2022	2022	3	100

Total Acres: 5.03 Total Land Value: 80,480 Market: 0 Agricultural: 0 Common: 80,480

NASSAU COUNTY PROPERTY														
PAGE 1 of 1														
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 6										Tax Dist:				
BUILDING MARKET VALUE										378,805				
TOTAL MARKET OB/XF VALUE										780				
TOTAL LAND VALUE - MARKET										80,480				
TOTAL MARKET VALUE										460,065				
SOH/AGL Deduction										0				
ASSESSED VALUE										460,065				
TOTAL EXEMPTION VALUE										50,000				
BASE TAXABLE VALUE										410,065				
TOTAL JUST VALUE										460,065				
NCON VALUE										0				
INCOME VALUE										0				
PREVIOUS YEAR MKT VALUE										414,477				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004498	NEW CONSTR	309,245	04/12/2021
21002313	CO ISSUED	0	03/08/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2298/0723	7/29/2019	SW	Q	V	01	85,000

GRANTOR: RAYDIENT LLC
GRANTEE: VEAL TRAVIS

BUILDING NOTES														
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BUILDING DIMENSIONS
BAS=[YR=2022] W25 FOP=[YR=2022] N12 W39 S12 E39\$ W39 N12 W6 S4 W12 S25 E17 S3 FOP=[YR=2022] S8 E18 S2 E9 N8 W9 N2 W18\$ E18 S2 E20 S6 E15 N1 E12 N27\$ FGR=[YR=2022] N26 W25 S26 E25\$.