

PT OF NW1/4 OF SEC 30-2N-24E
IN OR 2224/1583
{R672269 & R672270}

MURRELL CHRISTIAN & KATHERINE
61544 RIVER RD
CALLAHAN, FL 32011

2024

30-2N-24-0000-0002-0050



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100

Quality	04	Quality Level 04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,820	100	1,820	102,066
DCK	144	15	22	1,234
UCP	676	20	135	7,571
UOP	256	25	64	3,589
TOTALS	2,896		2,041	114,460

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	1996
2	0681	POLE SHED	0 100	24	11	264.00	SF	15.00	15.00	100	1997
3	0510	GARAGE WD-	0 100	24	12	288.00	SF	28.00	28.00	100	1997
4	0681	POLE SHED	0 100	24	13	312.00	SF	15.00	15.00	100	1997

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	2.89	AC	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,041	128.9200	96.69	197,344	1996	2006	0	0	42.00	58.00
1 M/H 94+ - 100% - 2019											
Heated Area: 1820											
HX Base Yr 2019											
61544 RIVER RD, CALLAHAN											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023
INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6			Tax Dist:
BUILDING MARKET VALUE			114,460
TOTAL MARKET OB/XF VALUE			6,941
TOTAL LAND VALUE - MARKET			86,700
TOTAL MARKET VALUE			208,161
SOH/AGL Deduction			76,035
ASSESSED VALUE			132,066
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			82,066
TOTAL JUST VALUE			208,161
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			204,352

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2224/1583	9/17/2018	WD	Q	I	01	137,000	
GRANTOR: LEDFORD JOHN H							
GRANTEE: MURRELL CHRISTIAN B							
2008/1856	10/07/2015	SW	U	I	12	61,000	
GRANTOR: FANNIE MAE							
GRANTEE: LEDFORD JOHN H							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1996] W40 DCK=[YR=2002] N12 W12 S12 E12\$ W30											
UCP=[YR=2002] W26 S26 E26 N26\$ S26 E37 UOP=[YR=2002] S16 E16											
N16 W16\$ E33 N26\$.											