

LOT 1
IN OR 952/1833
RIVER ROAD ESTATES PB 6/65

BUNTING TROY A & CHERYL A
61796 RIVER ROAD
CALLAHAN, FL 32011

2024

30-2N-24-1830-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 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	2,032	100	2,032	253,182
FGR	680	55	374	46,599
FOP	210	30	63	7,850
FOP	247	30	74	9,220
FUS	288	100	288	35,884

TOTALS	3,457		2,831	352,735
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	764.00	SF	5.20	5.20	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	0681	POLE SHED	0	100	34	30	1,020.00	SF	15.00	15.00	
4	0810	CONCRETE A	0	100	40	8	320.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	5.00	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,831	94.6944	142.04	402,115	2001	2006	0	0	0	12.28
1 SFR CUST - 100% - 2002											
Heated Area: 2320											
HX Base Yr 2002											

61796 RIVER RD, CALLAHAN	BLD DATE	LGL DATE	05/22/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	0	764.00	SF	5.20	5.20	100	2001	2001	3	80	3,178	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	85	2,975	
3	0681	POLE SHED	0	100	34	30	1,020.00	SF	15.00	15.00	100	2003	2003	3	32	4,896	
4	0810	CONCRETE A	0	100	40	8	320.00	SF	6.50	6.50	100	2020	2020	3	99	2,059	

TOTAL OB/XF											
13,108											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 2											
6											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						389,686					
TOTAL MARKET OB/XF VALUE						13,108					
TOTAL LAND VALUE - MARKET						80,000					
TOTAL MARKET VALUE						482,794					
SOH/AGL Deduction						252,878					
ASSESSED VALUE						229,916					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						179,916					
TOTAL JUST VALUE						482,794					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						428,394					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007694	NEW CONSTR	111,156	11/01/2000

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0952/1833	10/09/2000	WD	Q	V		45,000			
GRANTOR: TANNER DONALD GENE &									
GRANTEE: BUNTING TROY A & CH									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2001] W27 S12 FOP=[YR=2001] W40 S7 E29 N3 E11 N4\$ S4 W11 S3 W29 S28 E5 S5 FOP=[YR=2001] S7 E30 N7 W30\$ E30 N5 E5 FGR=[YR=2001] S5 E27 N28 W8 S4 W19 S19\$ N19 E19 N4 E8 N13 E1 N5 W1 N6\$ PTR=E15 FUS=[YR=2001] E12 S24 W12 N24\$ W15\$.											

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