

LOT 2
ESMT OR 1056/710
RIVER ROAD ESTATES PB 6/65

BASS JOSHUA KEITH & TERRIE A
61844 RIVER ROAD
CALLAHAN, FL 32011

2024

30-2N-24-1830-0002-0000



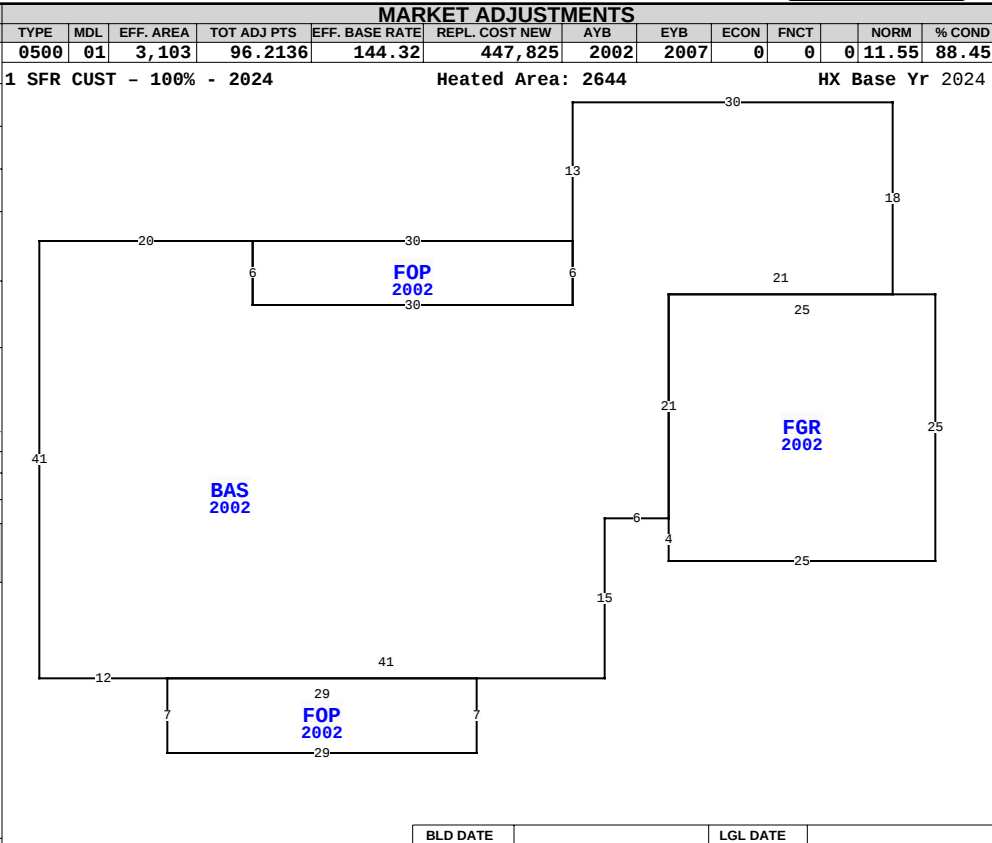
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	30	VINYL 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	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	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,644	100	2,644	337,509
FGR	625	55	344	43,912
FOP	180	30	54	6,893
FOP	203	30	61	7,787
TOTALS	3,652		3,103	396,101

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
3	0812	CONCRETE C	0	100	0	0	1,130.00	SF	4.00	4.00	
4	0350	CARPORT WD	0	100	24	20	480.00	SF	13.00	13.00	
5	0681	POLE SHED	0	100	30	24	720.00	SF	15.00	15.00	
6	0462	ST/AL FNC	0	100	14	4	56.00	SF	10.00	10.00	

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	



61844 RIVER RD, CALLAHAN	BLD DATE	LGL DATE	05/22/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					396,101				
TOTAL MARKET OB/XF VALUE					8,696				
TOTAL LAND VALUE - MARKET					80,000				
TOTAL MARKET VALUE					484,797				
SOH/AGL Deduction					178,765				
ASSESSED VALUE					306,032				
TOTAL EXEMPTION VALUE					55,000				
BASE TAXABLE VALUE					251,032				
TOTAL JUST VALUE					484,797				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					459,405				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21008522	NEW SHNGLES	19,908	06/29/2021
0310614	NEW CONSTR	0	01/10/2003
B029620	NEW CONSTR	166,205	05/01/2002
R024078	NEW CONSTR	2,500	05/01/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2616/1929	1/30/2023	WD	Q	I	01	622,000	
GRANTOR: COKER REGINALD C & DE							
GRANTEE: BASS JOSHUA KEITH &							
0970/0964	2/12/2001	WD	Q	V		50,000	
GRANTOR: TANNER DONALD GENE &							
GRANTEE: COKER REGINALD & DE							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2002] W30 S13 FOP=[YR=2002] W30 S6 E30 N6\$ S6 W30 N6 W20 S41 E12 FOP=[YR=2002] S7 E29 N7 W29\$ E41 N15 E6 FGR=[YR=2002] S4 E25 N25 W25 S21\$ N21 E21 N18\$.									