TRACT A ALLIGATOR RIDGE
PBK 6/192, PT GOVT LOT 7,
PT GOVT LOTS 6 & 8

HAGAN FAMILY REV LIVING TRUST/HAGAN DONALD W TRUST
615896 RIVER RD
CALLAHAN, FL 32011

2024

37-2N-24-0000-0002-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

RIVER RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	648,650
TOTAL MARKET VALUE	115,718
SOH/AGL Deduction	14,373
ASSESSED VALUE	101,345
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	101,345
TOTAL JUST VALUE	648,650
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	688,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P94649	NEW CONSTR	0	10/01/1994
B941267	NEW CONSTR	206,000	10/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2418/1554	12/17/2020	WD	U	V	11	100
GRANTOR: HAGAN DONALD W & DEBR						
GRANTEE: HAGAN FAMILY REVOCA						
2217/0514	8/09/2018	SW	Q	V	05	750,000
GRANTOR: WRIGHTS NASSAU COUNTY						
GRANTEE: HAGAN DONALD W & DE						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	82.21	AC		1.00	1.00	1.00	415.00	415.00	34,117							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	24.00	AC		1.00	1.00	1.00	190.00	190.00	4,560							
3	006000	A	PAST1/HAY	0		OR	0.00	0.00	8.76	AC		1.00	1.00	1.00	370.00	370.00	3,241							
4	000000	C	VAC RES	0		OR	0.00	0.00	2.46	AC		1.00	1.00	1.00	30,000.00	30,000.00	73,800							
5	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	114.97	AC		1.00	1.00	1.00	5,000.00	5,000.00	574,850							

REVIEW DATE 01/19/2024 BY WWA Total Acres: 117.43 Total Land Value: 115,718 Market: 574,850 Agricultural: 41,918 Common: 73,800 PRINTED 08/06/2024 BY SYS