



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,118	100	3,118	319,823
BAS	1,008	100	1,008	103,393
FOP	201	30	60	6,154
FOP	296	30	89	9,129
FUS	2,024	100	2,024	207,608
TOTALS	6,647		6,299	646,108

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
2	0812	CONCRETE C	0 100	0	0	7,836.00	SF	4.00	4.00
3	0940	SHEDS/PORT	0 100	10	12	120.00	SF	21.30	21.30
4	0866	POOL FIBER	0 100	0	0	582.00	SF	72.00	72.00
5	0940	SHEDS/PORT	0 100	24	12	288.00	SF	13.20	13.20
6	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00
7	0525	GAZEBO	0 100	0	0	1.00	UT	10,000.00	10,000.00
9	0811	CONCRETE B	0 100	0	0	776.00	SF	5.20	5.20
10	0855	CONC PAVER	0 100	0	0	614.00	SF	7.00	7.00
11	0300	BOAT DCK W	0 100	0	0	304.00	SF	40.00	40.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	005000	C	RURAL HOME	100	0006	OR	0.00	0.00	3.00
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	11.40
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	11.40

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	6,299	101.9350	127.42	802,619	1995	1997	0	0	0 19.50	80.50
1 SNGL FAM - 100% - 1996 Heated Area: 6150 HX Base Yr 1996											
615896 RIVER RD, CALLAHAN											
BLD DATE						LGL DATE					
XF DATE						LAND DATE					
INC DATE						AG DATE					
						05/24/2023 MLU					

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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1995	1995	3	77	1,540	
2	0812	CONCRETE C	0 100	0	0	7,836.00	SF	4.00	4.00	100	1995	1995	3	70	21,941	
3	0940	SHEDS/PORT	0 100	10	12	120.00	SF	21.30	21.30	100	1995	1995	3	20	511	
4	0866	POOL FIBER	0 100	0	0	582.00	SF	72.00	72.00	100	1997	1997	3	20	8,381	
5	0940	SHEDS/PORT	0 100	24	12	288.00	SF	13.20	13.20	100	2002	2002	3	20	760	
6	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1998	1998	3	20	400	
7	0525	GAZEBO	0 100	0	0	1.00	UT	10,000.00	10,000.00	100	2000	2000	3	28	2,800	
9	0811	CONCRETE B	0 100	0	0	776.00	SF	5.20	5.20	100	2005	2005	3	86	3,470	
10	0855	CONC PAVER	0 100	0	0	614.00	SF	7.00	7.00	100	2005	2005	3	86	3,696	
11	0300	BOAT DCK W	0 100	0	0	304.00	SF	40.00	40.00	100	2000	2000	3	28	3,405	

TOTAL OB/XF									
46,904									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	005000	C	RURAL HOME	100	0006	OR	0.00	0.00	3.00
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	11.40
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	11.40

NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					836,725				
TOTAL MARKET OB/XF VALUE					92,827				
TOTAL LAND VALUE - MARKET					225,000				
TOTAL MARKET VALUE					987,770				
SOH/AGL Deduction					336,140				
ASSESSED VALUE					651,630				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					601,630				
TOTAL JUST VALUE					1,154,552				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					1,120,408				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004811	XFOB	29,000	04/19/2021
B15253	NEW CONSTR	156,255	05/01/2005
R7657	REPAIR/RRF	1,600	05/01/2005
B973866	SWIM POOL	19,000	04/01/1997
P94649	NEW CONSTR	206,000	10/01/1994

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2544/1404	3/04/2022	WD	U	I	11	100			
GRANTOR: HAGAN FAMILY REVOCABL									
GRANTEE: HAGAN FAMILY REVOCA									
2418/1548	12/17/2020	WD	U	I	11	100			
GRANTOR: HAGAN DONALD W & DEBB									
GRANTEE: HAGAN FAMILY REVOCA									

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1995] W6 N2 W4 FOP=[YR=1995] W19 S12 E16 N9 E3 N3 \$ S3 W3 S9 W16 N12 W18 N5 W24 S5 W2 S9 E2 S4 W7 S7 E2 S11 BAS=[YR=2005] W6 S42 E8 S2 E9 N2 E9 N19 FOP=[YR=1995] E37 N8 W37 S8 \$ N17 W17 N6 W3 \$ E3 S6 E17 S9 E42 S2 E7 N2 E5 N34 E2 N10 \$ PTR= E15 FUS=[YR=1995] E19 N10 E6 S9 E7 N9 E6 S9 E20 S34 W5 S1 W5 N1 W6 S1 W5 N1 W6 S1 W5 N1 W24 N26 W2 N7 \$ W15 \$.									

REVIEW DATE **12/09/2021** BY **TW** Total Acres: **14.40** Total Land Value: **58,218** Market: **171,000** Agricultural: **4,218** Common: **54,000** PRINTED 08/06/2024 BY SYS