IN OR 2423/1052
EX 2-4
UTILITY ESMT IN OR 873/604

HAGAN REAL ESTATE INVMNTS LLC
615896 RIVER ROAD
CALLAHAN, FL 32011

2024

37-2N-24-0000-0002-0030

BUILDING CHARACTERISTICS

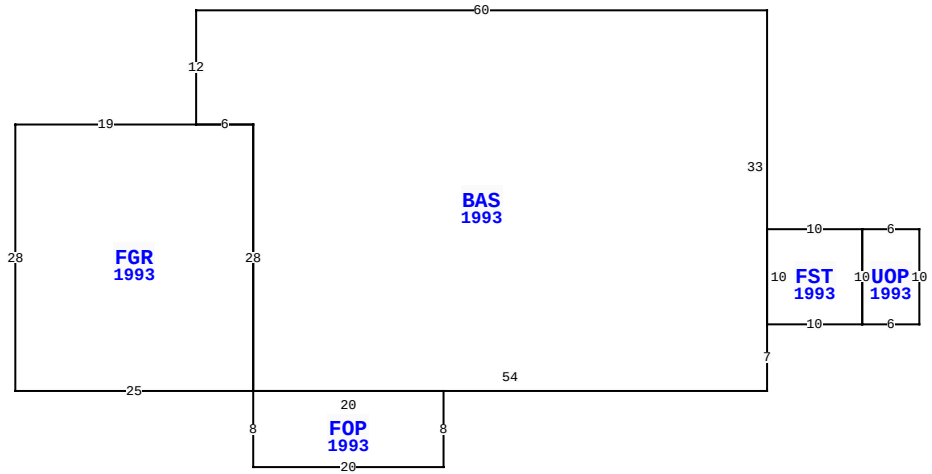
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	2,232	100	2,232	136,511
FGR	700	55	385	23,547
FOP	160	30	48	2,936
FST	100	55	55	3,364
UOP	60	20	12	734
TOTALS	3,252		2,732	167,091

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,732	97.9200	93.02	254,131	1960	1960	0	0	0	34.25	65.75

1 SINGLE FAM – 0% - 0 Heated Area: 2232 HX Base Yr



615978 RIVER RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	245,673
TOTAL MARKET OB/XF VALUE	13,396
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	319,069
SOH/AGL Deduction	9,745
ASSESSED VALUE	309,324
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	309,324
TOTAL JUST VALUE	319,069
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	308,670

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E973368	CHNGE SRVC	0	02/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2423/1052	1/04/2021	WD	U	I	11	100
GRANTOR: HAGAN DONALD W & DEBB						
GRANTEE: HAGAN REAL ESTATE I						
1111/0752	2/04/2003	WD	U	I	23	160,800
GRANTOR: GILES ARTHUR M						
GRANTEE: HAGAN DONALD W & DE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S12 FGR=[YR=1993] W19 S28 E25 FOP=[YR=1993] S8 E20 N8 W20$ N28 W6$ E6 S28 E54 N7 FST=[YR=1993] E10 UOP=[YR=1993] E6 N10 W6 S10$ N10 W10 S10$ N33$.

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
1	0810	CONCRETE A	0	0	0	0	200.00	SF	6.50	6.50	100	1985	1985	3	47	611	
2	0812	CONCRETE C	0	0	0	0	5,130.00	SF	4.00	4.00	100	1990	1990	3	59.5	12,209	
3	0940	SHEDS/PORT	0	0	12	8	96.00	SF	30.00	30.00	100	2001	2001	3	20	576	

LAND DESCRIPTION

TOTAL OB/XF 13,396

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	000115	C	SFR ACRES	0	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	000115	C	SFR ACRES	0	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 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		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

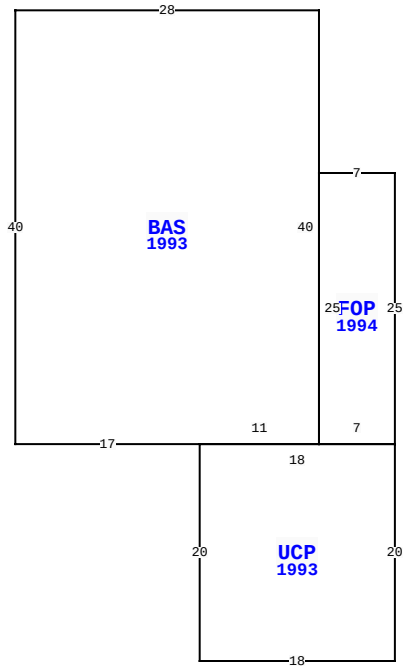
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100	1,120	70,749
FOP	175	30	52	3,285
UCP	360	20	72	4,548
TOTALS	1,655		1,244	78,582

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,244	130.3800	123.86	154,082	1965	1965	0	10	0	39.00	51.00

2 SINGLE FAM – 0% - 0 Heated Area: 1120 HX Base Yr



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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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1111/0752	2/04/2003	WD	U	I	23	160,800
GRANTOR: GILES ARTHUR M						
GRANTEE: HAGAN DONALD W & DE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 S40 E17 UCP=[YR=1993] S20 E18 N20
FOP=[YR=1994] N25 W7 S25 E7$ W18$ E11 N40$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS