PT SEC 37-2N-24E
IN OR 2418/1551
(EX PT IN OR 2544/1404)

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

2024

37-2N-24-0000-0002-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6000	PASTURELAND 1	
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

615896 RIVER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	106,970
TOTAL MARKET VALUE	2,083
SOH/AGL Deduction	0
ASSESSED VALUE	2,083
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,083
TOTAL JUST VALUE	106,970
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	106,970

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2418/1551	12/17/2020	WD	U	V	11	100
GRANTOR: HAGAN DONALD W & DEBB						
GRANTEE: HAGAN FAMILY REVOCA						
0912/1330	12/22/1999	WD	Q	I		80,000
GRANTOR: GILES ARTHUR M						
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	006000	A	PAST1/HAY	0		OR	0.00	0.00	5.63	AC		1.00	1.00	1.00	370.00	370.00	2,083							
2	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	5.63	AC		1.00	1.00	1.00	19,000.00	19,000.00	106,970							

REVIEW DATE 06/15/2023 BY MLU Total Acres: 5.63 Total Land Value: 2,083 Market: 106,970 Agricultural: 2,083 Common: 0 PRINTED 08/06/2024 BY SYS