

WRIGHTS NASSAU COUNTY FAMILY LLC
61957 RIVER ROAD
CALLAHAN, FL 32011

07-2N-24-0000-0001-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																							
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																							
ELEMENT	CD	12	03	01	05	04	14	08	03	04	02	1.	00	05	5000	MAP NUM	NEIGHBORHOOD/LOC	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	TOTALS	2,800	2,482	233,534	BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/21/2025	01/17/2025	MLU	KBA																						
Exterior Wall	12	CEDAR 100	03	GABLE/HIP 100	01	MINIMUM 100	05	DRYWALL 70	04	PLYWOOD 30	14	CARPET 80	08	SHT VINYL 20	03	CENTRAL 100	04	AIR DUCTED 100	4 100	2 100	02	WOOD FRAME 100	1.	1. 100	0 100	00	NONE 100	05	Quality Level 05	5000	IMPROVED AG	MAP NUM	MKT AREA	08	8001.00	BAS	2,380	100	1993	2,380	223,937	FOP	180	30	1993	54	5,081	UOP	240	20	2013	48	4,516	24614 BROOMSAGE PRESERVE RD, CALLAHAN	266,819	1,917,000	218,322	48,497	PRINTED 07/30/2025 BY SYS
Roof Structur	03	GABLE/HIP 100	01	MINIMUM 100	05	DRYWALL 70	04	PLYWOOD 30	14	CARPET 80	08	SHT VINYL 20	03	CENTRAL 100	04	AIR DUCTED 100	4 100	2 100	02	WOOD FRAME 100	1.	1. 100	0 100	00	NONE 100	05	Quality Level 05	5000	IMPROVED AG	MAP NUM	MKT AREA	08	8001.00	BAS	2,380	100	1993	2,380	223,937	FOP	180	30	1993	54	5,081	UOP	240	20	2013	48	4,516	24614 BROOMSAGE PRESERVE RD, CALLAHAN	266,819	1,917,000	218,322	48,497	PRINTED 07/30/2025 BY SYS		
Roof Cover	01	MINIMUM 100	05	DRYWALL 70	04	PLYWOOD 30	14	CARPET 80	08	SHT VINYL 20	03	CENTRAL 100	04	AIR DUCTED 100	4 100	2 100	02	WOOD FRAME 100	1.	1. 100	0 100	00	NONE 100	05	Quality Level 05	5000	IMPROVED AG	MAP NUM	MKT AREA	08	8001.00	BAS	2,380	100	1993	2,380	223,937	FOP	180	30	1993	54	5,081	UOP	240	20	2013	48	4,516	24614 BROOMSAGE PRESERVE RD, CALLAHAN	266,819	1,917,000	218,322	48,497	PRINTED 07/30/2025 BY SYS				
Interior Wall	05	DRYWALL 70	04	PLYWOOD 30	14	CARPET 80	08	SHT VINYL 20	03	CENTRAL 100	04	AIR DUCTED 100	4 100	2 100	02	WOOD FRAME 100	1.	1. 100	0 100	00	NONE 100	05	Quality Level 05	5000	IMPROVED AG	MAP NUM	MKT AREA	08	8001.00	BAS	2,380	100	1993	2,380	223,937	FOP	180	30	1993	54	5,081	UOP	240	20	2013	48	4,516	24614 BROOMSAGE PRESERVE RD, CALLAHAN	266,819	1,917,000	218,322	48,497	PRINTED 07/30/2025 BY SYS						
Interior Wall	04	PLYWOOD 30	14	CARPET 80	08	SHT VINYL 20	03	CENTRAL 100	04	AIR DUCTED 100	4 100	2 100	02	WOOD FRAME 100	1.	1. 100	0 100	00	NONE 100	05	Quality Level 05	5000	IMPROVED AG	MAP NUM	MKT AREA	08	8001.00	BAS	2,380	100	1993	2,380	223,937	FOP	180	30	1993	54	5,081	UOP	240	20	2013	48	4,516	24614 BROOMSAGE PRESERVE RD, CALLAHAN	266,819	1,917,000	218,322	48,497	PRINTED 07/30/2025 BY SYS								
Interior Floo	14	CARPET 80	08	SHT VINYL 20	03	CENTRAL 100	04	AIR DUCTED 100	4 100	2 100	02	WOOD FRAME 100	1.	1. 100	0 100	00	NONE 100	05	Quality Level 05	5000	IMPROVED AG	MAP NUM	MKT AREA	08	8001.00	BAS	2,380	100	1993	2,380	223,937	FOP	180	30	1993	54	5,081	UOP	240	20	2013	48	4,516	24614 BROOMSAGE PRESERVE RD, CALLAHAN	266,819	1,917,000	218,322	48,497	PRINTED 07/30/2025 BY SYS										
Interior Floo	08	SHT VINYL 20	03	CENTRAL 100	04	AIR DUCTED 100	4 100	2 100	02	WOOD FRAME 100	1.	1. 100	0 100	00	NONE 100	05	Quality Level 05	5000	IMPROVED AG	MAP NUM	MKT AREA	08	8001.00	BAS	2,380	100	1993	2,380	223,937	FOP	180	30	1993	54	5,081	UOP	240	20	2013	48	4,516	24614 BROOMSAGE PRESERVE RD, CALLAHAN	266,819	1,917,000	218,322	48,497	PRINTED 07/30/2025 BY SYS												
Air Condition	03	CENTRAL 100	04	AIR DUCTED 100	4 100	2 100	02	WOOD FRAME 100	1.	1. 100	0 100	00	NONE 100	0																																													