PARCEL 7 IN SEC 25 &
PARCEL 10 IN SEC 26
CASE #10-CP-134 OR 1689/643

CONWAY DELORIS M L/E/
PO BOX 1067
CALLAHAN, FL 32011-1067

2025

25-2N-24-0000-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

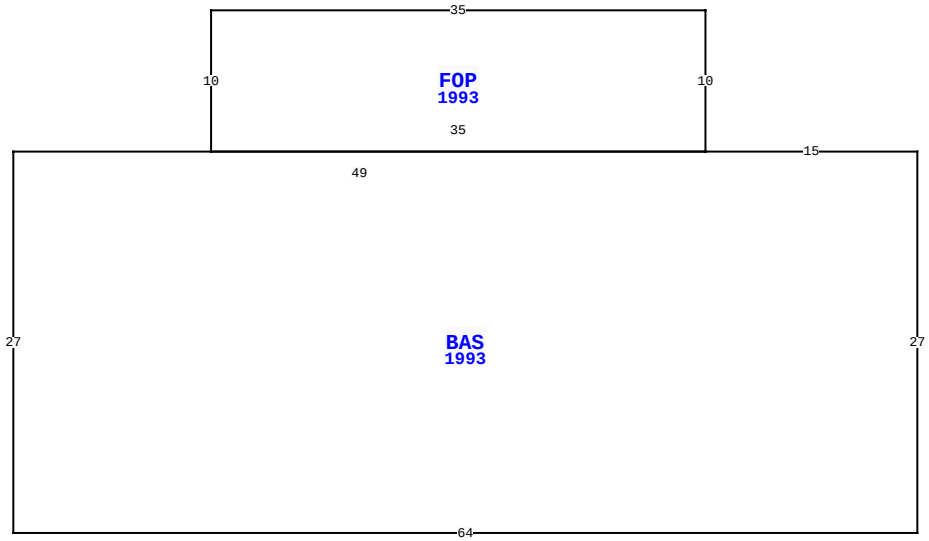
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100	1993	1,728	57,532
FOP	350	30	1993	105	3,496
TOTALS	2,078			1,833	61,028

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,833	138.7200	110.98	203,426	1990	1990	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1728 HX Base Yr



615331 RIVER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		70,132
TOTAL MARKET OB/XF VALUE		20,343
TOTAL LAND VALUE - MARKET		109,785
TOTAL MARKET VALUE		200,260
SOH/AGL Deduction		20,333
ASSESSED VALUE		179,927
TOTAL EXEMPTION VALUE	13 WX	179,927
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		200,260
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		178,880

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH034223	MH MOVE-ON	0	10/01/2003
8119	MH MOVE-ON	30,000	04/03/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0629/0243	6/19/1991	PR	Q	I	01	100

GRANTOR: BRYANT SHARON P/R
GRANTEE: CONWAY WALTER WARRE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 FOP=[YR=1993] N10 W35 S10 E35$ W49 S27 E64 N27$.

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	0510	GARAGE WD-	0	100	16	20	320.00	SF	28.00	28.00	100	1989	1989	3	20	1,792	
2	0811	CONCRETE B	0	100	0	0	726.00	SF	5.20	5.20	100	1990	1990	3	57	2,152	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1990	1990	3	66	1,320	
4	0681	POLE SHED	0	100	30	84	2,520.00	SF	15.00	15.00	100	1993	1993	3	20	7,560	
5	0680	POLE SHED	0	100	36	14	504.00	SF	10.00	10.00	100	1998	1998	3	25	1,260	
6	0300	BOAT DCK W	0	100	0	0	547.00	SF	30.00	30.00	100	2004	2004	3	32	5,251	
7	1242	WD DECK A	0	100	24	20	480.00	SF	10.00	10.00	100	2004	2004	3	21	1,008	

LAND DESCRIPTION

TOTAL OB/XF 20,343

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	000100	C	RES	100	0004	OR	0.00	0.00	3.73	AC		1.00	1.00	1.00	19,500.00	19,500.00	72,735							
2	000100	C	RES	100	0004	OR	0.00	0.00	1.90	AC		1.00	1.00	1.00	19,500.00	19,500.00	37,050							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 5.63 Total Land Value: 109,785 Market: 0 Agricultural: 0 Common: 109,785 PRINTED 07/30/2025 BY SYS

PARCEL 7 IN SEC 25 &
PARCEL 10 IN SEC 26
CASE #10-CP-134 OR 1689/643

CONWAY DELORIS M L/E/
PO BOX 1067
CALLAHAN, FL 32011-1067

2025

25-2N-24-0000-0007-0000

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		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

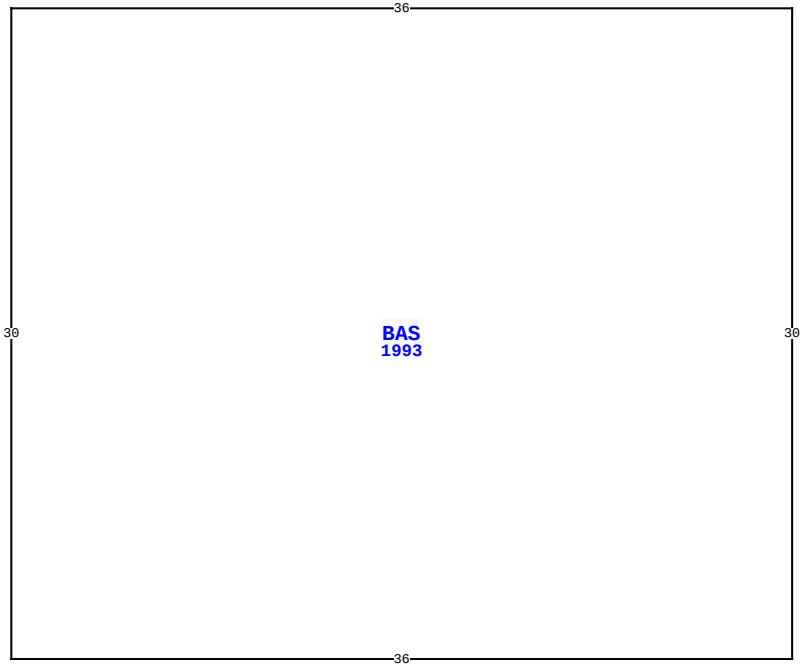
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	1993	1,080	9,105
TOTALS	1,080			1,080	9,104

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,080	45.5800	16.86	18,209	1985	1985	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 0 Heated Area: 1080 HX Base Yr



615331 RIVER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		70,132
TOTAL MARKET OB/XF VALUE		20,343
TOTAL LAND VALUE - MARKET		109,785
TOTAL MARKET VALUE		200,260
SOH/AGL Deduction		20,333
ASSESSED VALUE		179,927
TOTAL EXEMPTION VALUE	13 WX	179,927
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		200,260
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		178,880

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0629/0243	6/19/1991	PR	Q	I	01	100

GRANTOR: BRYANT SHARON P/R
GRANTEE: CONWAY WALTER WARRE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 S30 E36 N30$.

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: 5.63 Total Land Value: 109,785 Market: 0 Agricultural: 0 Common: 109,785 PRINTED 07/30/2025 BY SYS