PT OF GOVT LOT 6
IN OR 1321/743
UTILITY ESMT IN OR 869/965

PERRET MICHAEL E JR
615550 RIVER ROAD
CALLAHAN, FL 32011

2025

25-2N-24-0000-0017-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

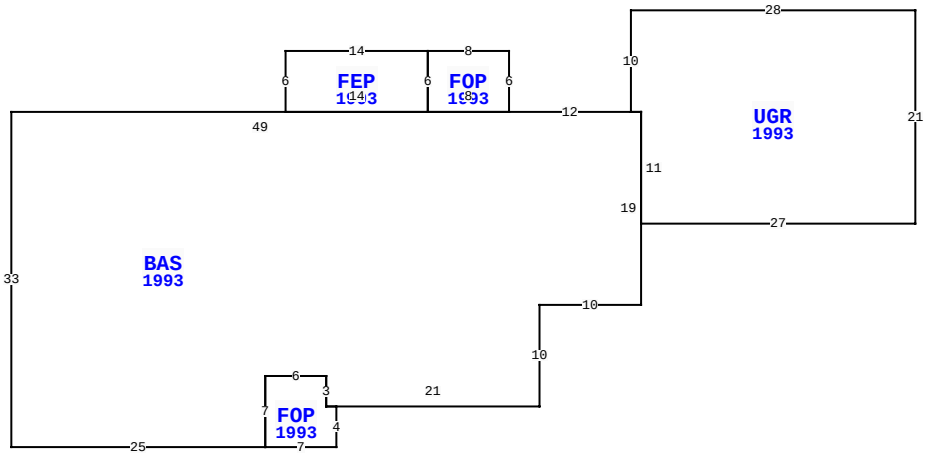
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	06	CUST PANEL 30
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
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	1,780	100	1993	1,780	222,907
FEP	84	80	1993	67	8,390
FOP	46	30	1993	14	1,753
FOP	48	30	1993	14	1,753
UGR	577	45	1993	260	32,559
TOTALS	2,535			2,135	267,362

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,135	119.3346	157.52	336,305	1956	2000	0	0	0	20.50	79.50

1 SNGL FAM – 100% - 2007 Heated Area: 1780 HX Base Yr 2007



615550 RIVER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		267,362
TOTAL MARKET OB/XF VALUE		2,163
TOTAL LAND VALUE - MARKET		38,812
TOTAL MARKET VALUE		308,337
SOH/AGL Deduction		179,019
ASSESSED VALUE		129,318
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		78,596
TOTAL JUST VALUE		308,337
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		283,779

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21009467	NEW SHINGLES	8,500	07/20/2021
17004075	REPAIR/RRF	1,000	07/03/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1321/0743	6/01/2005	WD	Q	I		181,500
GRANTOR: LYNCH TIMOTHY H & HEL						
GRANTEE: PERRET MICHAEL E						
0717/0843	11/02/1994	WD	Q	I		84,500
GRANTOR: PERRETT LAND COMPANY						
GRANTEE: LYNCH TIMOTHY & HEL						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W28 S10 BAS=[YR=1993] W12 FOP=[YR=1993] N6 W8 FEP=[YR=1993] W14 S6 E14 N6$ S6 E8$ W49 S33 E25 FOP=[YR=1993] E7 N4 W1 N3 W6 S7$ N7 E6 S3 E21 N10 E10 N19 W1$ E1 S11 E27 N21$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1956	1956	3	20	700	
2	1242	WD DECK A	0	100	0	0	325.00	SF	10.00	10.00	100	2011	2011	3	45	1,463	

LAND DESCRIPTION

TOTAL OB/XF 2,163

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	0.69	AC		1.00	1.00	1.25	45,000.00	56,250.00	38,812							

REVIEW DATE 03/09/2022 BY TWA Total Acres: 0.69 Total Land Value: 38,812 Market: 0 Agricultural: 0 Common: 38,812 PRINTED 07/30/2025 BY SYS