LOTS 1 & 2
ALLIGATOR RIDGE PB 6/192
& PT OF SEC 25-2N-24E ALL IN

PICKETT DOUGLAS B & VICKI LYNN
615682 RIVER ROAD
CALLAHAN, FL 32011

2025

25-2N-24-0050-0001-0000

BUILDING CHARACTERISTICS

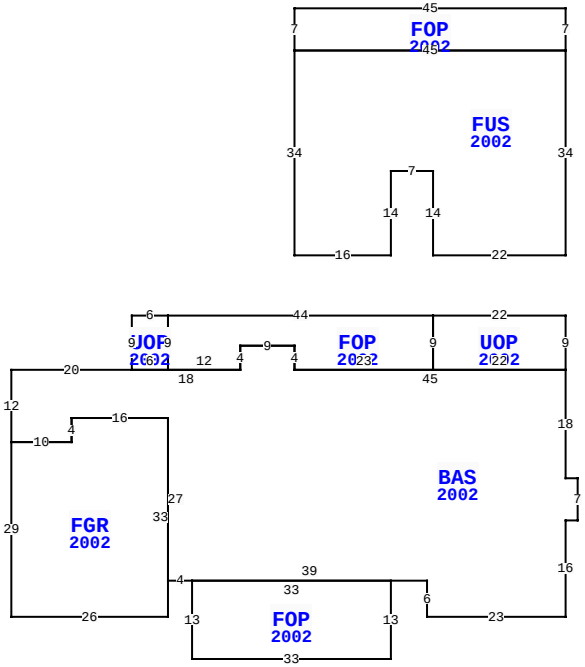
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	2,746	100	2002	2,746	359,037
FGR	818	55	2002	450	58,838
FOP	315	30	2002	94	12,290
FOP	360	30	2002	108	14,121
FOP	429	30	2002	129	16,867
FUS	1,432	100	2002	1,432	187,233
UOP	54	20	2002	11	1,438
UOP	198	20	2002	40	5,230
TOTALS	6,352			5,010	655,053

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	5,010	108.4282	143.13	717,081	2002	2012	0	0	0	8.65	91.35

1 SNGL FAM – 100% - 2024 Heated Area: 4178 HX Base Yr



615682 RIVER RD, CALLAHAN

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

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	0825	BRICK	0	100	0	0	503.00	SF	12.50	12.50	100	2002	2002	3	94	5,910	
2	1127	BRICK 8"	0	100	0	0	72.00	SF	11.00	11.00	100	2002	2002	3	94	744	
3	0861	POOL GUNIT	0	100	37	17	629.00	SF	85.00	85.00	100	2002	2002	3	27	14,436	
4	0855	CONC PAVER	0	100	0	0	827.00	SF	10.00	10.00	100	2019	2019	3	97	8,022	
5	0812	CONCRETE C	0	100	0	0	7,250.00	SF	4.00	4.00	100	2002	2002	3	80	23,200	
6	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2004	2004	3	32	1,600	
7	0462	ST/AL FNC	0	100	0	0	984.00	SF	10.00	10.00	100	2000	2000	3	27	2,657	
8	0473	VF 3 RAIL	0	100	0	0	256.00	LF	7.50	7.50	100	2000	2000	3	48	922	
9	0510	GARAGE WD-	0	100	20	18	360.00	SF	35.00	35.00	100	2004	2004	3	32	4,032	
10	0351	CARPORT MT	0	100	36	18	648.00	SF	10.00	10.00	100	2019	2019	3	82	5,314	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		741,607
TOTAL MARKET OB/XF VALUE		66,837
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		898,444
SOH/AGL Deduction		42,624
ASSESSED VALUE		855,820
TOTAL EXEMPTION VALUE	13	855,820
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		898,444
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		831,701

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21009341	NEW SHINGLES	26,300	07/19/2021
B1633191	REMODEL	309,509	10/01/2016
P014621	NEW CONSTR	0	04/01/2001
B0108114	GARAGE	25,675	03/01/2001
B0108115	NEW CONSTR	300,000	03/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0957/0280	11/06/2000	WD	U	V	09	55,000

GRANTOR: WRIGHT MATTIE JEAN

GRANTEE: PICKETT DOUGLAS & V

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2002] W22 FOP=[YR=2002] W44 UOP=[YR=2002] W6 S9 BAS=[YR=2002] W20 S12 FGR=[YR=2002] S29 E26 N33 W16 S4 W10 $ E10 N4 E16 S27 E4 FOP=[YR=2002] S13 E33 N13 W33 $ E39 S6 E23 N16 E2 N7 W2 N18 W45 N4 W9 S4 W18 $ E6 N9 $ S9 E12 N4 E9 S4 E23 N9 $ S9 E22 N9 $ PTR= N10 FUS=[YR=2002] N34 FOP=[YR=2002] N7 W45 S7 E45 $ W45 S34 E16 N14 E7 S14 E22 $ S10 $.

LAND DESCRIPTION

TOTAL OB/XF 66,837

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	3.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	90,000							

REVIEW DATE 03/09/2022 BY TWA Total Acres: 3.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/30/2025 BY SYS

LOTS 1 & 2
ALLIGATOR RIDGE PB 6/192
& PT OF SEC 25-2N-24E ALL IN

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CALLAHAN, FL 32011

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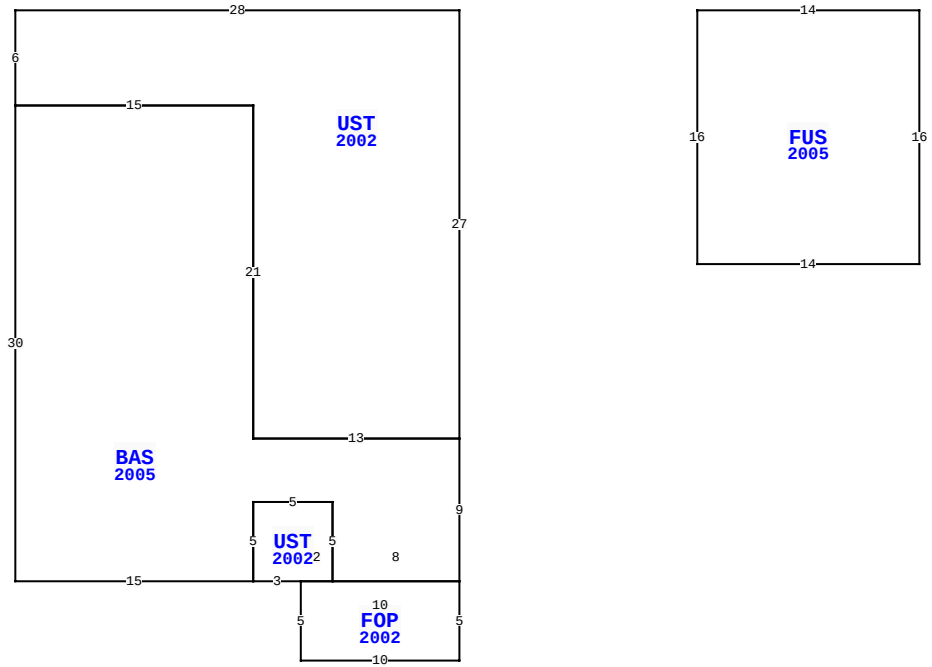
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 50
Interior Floo	08	SHT VINYL 50
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	542	100	2005	542	47,386
FOP	50	30	2002	15	1,311
FUS	224	100	2005	224	19,584
UST	25	45	2002	11	962
UST	441	45	2002	198	17,311
TOTALS	1,282			990	86,554

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	990	98.6040	98.60	97,614	2002	2002	0	0	0	11.33	88.67

2 SINGLE FAM – 100% - 2024 Heated Area: 766 HX Base Yr



615682 RIVER RD, CALLAHAN

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GRANTOR: WRIGHT MATTIE JEAN
GRANTEE: PICKETT DOUGLAS & V

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=2002] W28 S6 BAS=[YR=2005] S30 E15 UST=[YR=2002] E3 FOP=[YR=2002] S5 E10 N5 W10 $ E2 N5 W5 S5 $ N5 E5 S5 E8 N9 W13 N21 W15 $ E15 S21 E13 N27 $ PTR= E15 FUS=[YR=2005] E14 S16 W14 N16 $ W15 $.

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 03/09/2022 BY TWA Total Acres: 3.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/30/2025 BY SYS