LOT 3 & PT OF SEC 25-2N-24E
IN OR 2166/659
ALLIGATOR RIDGE PB 6/192

CARTER GENE JR
615720 RIVER RD
CALLAHAN, FL 32011

2025

25-2N-24-0050-0003-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD4 Adjustme	30	. 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

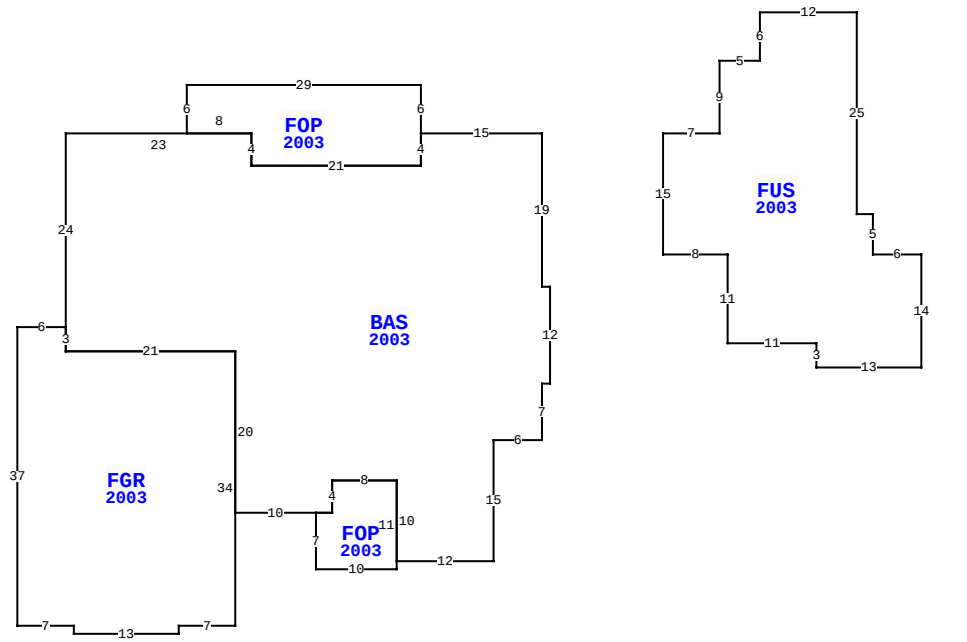
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,267	100	2003	2,267	301,772
FGR	949	55	2003	522	69,486
FOP	102	30	2003	31	4,127
FOP	258	30	2003	77	10,250
FUS	898	100	2003	898	119,537
TOTALS	4,474			3,795	505,171

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,795	119.7000	158.00	599,610	2003	2003	0	0	0	15.75	84.25

1 SNGL FAM – 100% - 2019 Heated Area: 3165 HX Base Yr 2019



615720 RIVER RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		505,171
TOTAL MARKET OB/XF VALUE		71,178
TOTAL LAND VALUE - MARKET		67,500
TOTAL MARKET VALUE		643,849
SOH/AGL Deduction		216,411
ASSESSED VALUE		427,438
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		376,716
TOTAL JUST VALUE		643,849
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		601,338

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633060	ADDITION	30,779	09/30/2016
B1632649	SWIM POOL	50,000	07/29/2016
P6298	NEW CONSTR	0	12/19/2002
E10542	NEW CONSTR	5,000	12/11/2002
B10543	NEW CONSTR	0	12/09/2002
R10543	REPAIR/RRF	0	12/09/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2437/0681	2/11/2021	QC	U	I	11	100
GRANTOR: CARTER GENE JR						
GRANTEE: CARTER GENE JR						
2166/0659	12/14/2017	WD	Q	I	01	415,000
GRANTOR: MAXWELL KYLE & GENEVA						
GRANTEE: CARTER GENE JR & SH						

BUILDING NOTES

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	0812	CONCRETE C	0	100	0	0	1,917.00	SF	4.00	4.00	100	2003	2003	3	82	6,288	
2	0812	CONCRETE C	0	100	0	0	1,233.00	SF	4.00	4.00	100	2004	2004	3	83	4,094	
3	0473	VF 3 RAIL	0	100	0	0	120.00	LF	7.50	7.50	100	2004	2004	3	61	549	
4	0861	POOL GUNIT	0	100	30	16	480.00	SF	85.00	85.00	100	2016	2016	3	78	31,824	
5	0911	SCRN RM A	0	100	0	0	1,485.00	SF	17.50	17.50	100	2016	2016	3	70	18,191	
6	0855	CONC PAVER	0	100	0	0	1,077.00	SF	10.00	10.00	100	2016	2016	3	95	10,232	

BUILDING DIMENSIONS

BAS=[YR=2003] W15 FOP=[YR=2003] N6 W29 S6 E8 S4 E21 N4 $ S4 W21 N4 W23 S24 FGR=[YR=2003] W6 S37 E7 S1 E13 N1 E7 N34 W21 N3 $ S3 E21 S20 E10 FOP=[YR=2003] S7 E10 N11 W8 S4 W2 $ E2 N4 E8 S10 E12 N15 E6 N7 E1 N12 W1 N19 $ PTR= E15 FUS=[YR=2003] E7 N9 E5 N6 E12 S25 E2 S5 E6 S14 W13 N3 W11 N11 W8 N15 $ W15 $.

LAND DESCRIPTION

TOTAL OB/XF 71,178

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	1.50	AC		1.00	1.00	1.00	45,000.00	45,000.00	67,500							

REVIEW DATE 02/15/2024 BY KBA Total Acres: 1.50 Total Land Value: 67,500 Market: 0 Agricultural: 0 Common: 67,500 PRINTED 07/30/2025 BY SYS