LOTS 4, 5 & 6
A E EWING #1 PB 3/67

LEWIS JOSHUA & REBECCA
615647 RIVER ROAD
CALLAHAN, FL 32011

2025

25-2N-24-226A-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

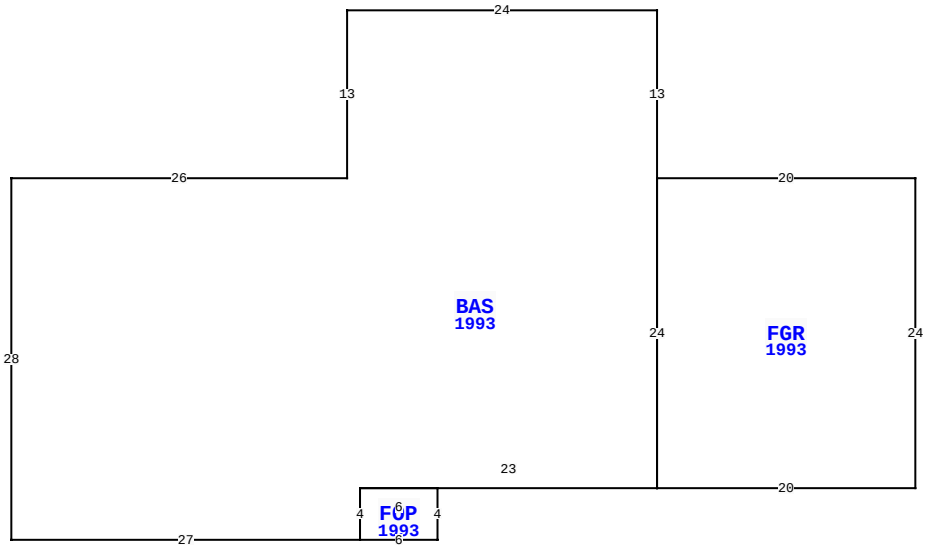
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 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	1,620	100	1993	1,620	118,880
FGR	480	55	1993	264	19,373
FOP	24	30	1993	7	514
TOTALS	2,124			1,891	138,766

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,891	94.0800	94.08	177,905	1962	1980	0	0	0	22.00	78.00

1 SINGLE FAM – 100% - 2024 Heated Area: 1620 HX Base Yr 2024



615647 RIVER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		147,407
TOTAL MARKET OB/XF VALUE		2,339
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		209,746
SOH/AGL Deduction		201
ASSESSED VALUE		209,545
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		158,823
TOTAL JUST VALUE		209,746
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		203,639

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7679	REMODEL	22,408	11/12/1991
5370	REPAIR/RRF	1,760	12/12/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2687/439	12/14/2023	QC	U	I	11	100
GRANTOR: LEWIS STACY U						
GRANTEE: LEWIS REBECCA JOANN						
2687/435	12/14/2023	QC	U	V	11	100
GRANTOR: LEWIS STACY U						
GRANTEE: LEWIS REBECCA JOANN						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W20 BAS=[YR=1993] N13 W24 S13 W26 S28 E27
FOP=[YR=1993] E6 N4 W6 S4$ N4 E23 N24$ S24 E20 N24 $.

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	0811	CONCRETE B	0	100	0	0	914.00	SF	5.20	5.20	100	1962	1962	3	20	951	
2	0810	CONCRETE A	0	100	0	0	305.00	SF	6.50	6.50	100	1996	1996	3	70	1,388	

LAND DESCRIPTION

TOTAL OB/XF 2,339

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	RSF-1	0.00	0.00	3.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	60,000							

REVIEW DATE 03/07/2024 BY WWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS

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Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

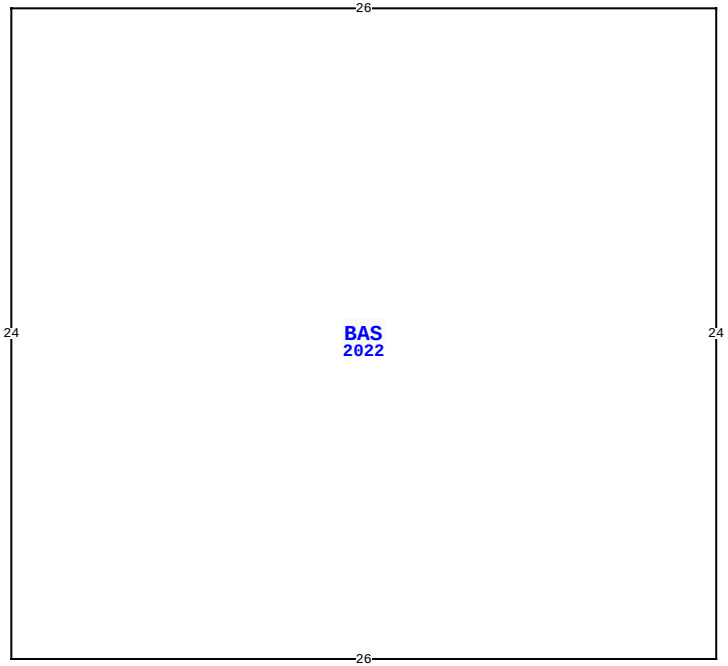
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	624	100	2022	624	8,641
TOTALS	624			624	8,641

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	624	62.3700	23.08	14,402	1992	2000	0	0	0	40.00	60.00

2 GARAGE RES – 100% - 2024 Heated Area: 624 HX Base Yr 2024



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GRANTOR: LEWIS STACY U						
GRANTEE: LEWIS REBECCA JOANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W26 S24 E26 N24$.

EXTRA FEATURES

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LAND DESCRIPTION

TOTAL OB/XF 0

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

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