LOT 9
A E EWING #1 PB 3/67

**DYKES ERIN & LEO**
615565 RIVER ROAD
CALLAHAN, FL 32011

**2025**

**25-2N-24-226A-0009-0000**

## 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 | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| 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 |
| BUD8 Adjustme | 06 | DIST 1D 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |

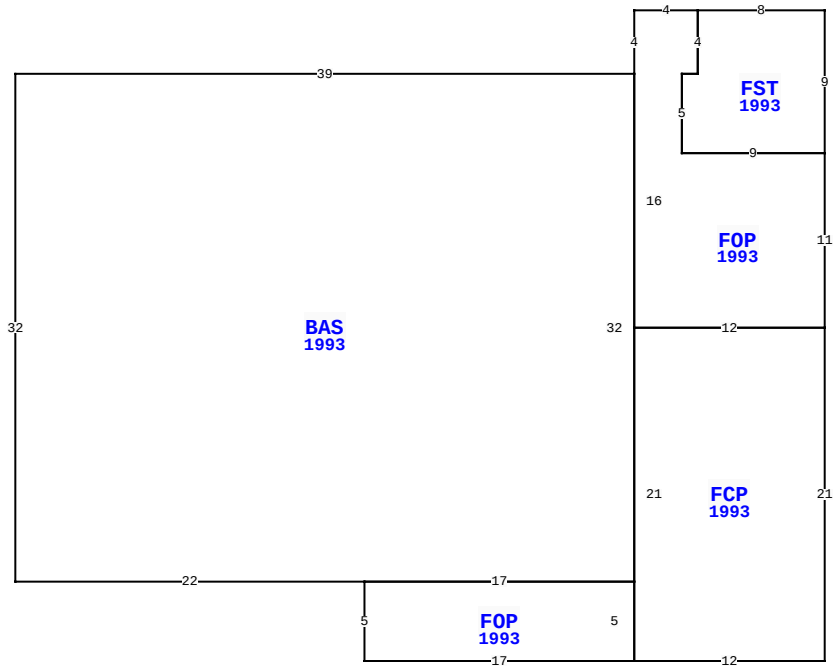
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,248 | 100 | 1993 | 1,248 | 120,273 |
| FCP | 252 | 25 | 1993 | 63 | 6,071 |
| FOP | 85 | 30 | 1993 | 26 | 2,506 |
| FOP | 163 | 30 | 1993 | 49 | 4,723 |
| FST | 77 | 55 | 1993 | 42 | 4,048 |
| TOTALS | 1,825 | | | 1,428 | 137,620 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,428 | 121.9920 | 121.99 | 174,202 | 1962 | 1982 | 0 | 0 | 0 | 21.00 | 79.00 |

1 SINGLE FAM – 0% - 2024 Heated Area: 1248 HX Base Yr




615565 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 | 137,620 |
| TOTAL MARKET OB/XF VALUE | 17,039 |
| TOTAL LAND VALUE - MARKET | 20,000 |
| TOTAL MARKET VALUE | 174,659 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 174,659 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 174,659 |
| TOTAL JUST VALUE | 174,659 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 169,324 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 6272 | XFOB | 12,240 | 02/06/1990 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2684/9 | 12/04/2023 | WD | Q | I | 01 | 215,000 |
| GRANTOR: HURSEY JASON SCOTT & | | | | | | |
| GRANTEE: DYKES ERIN & LEO | | | | | | |
| 2654/887 | 7/18/2023 | WD | U | I | 11 | 100 |
| GRANTOR: HURSEY JASON SCOTT & | | | | | | |
| GRANTEE: HURSEY JASON SCOTT | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FST=[YR=1993] W8 FOP=[YR=1993] W4 S4 BAS=[YR=1993] W39 S32 E22 FOP=[YR=1993] S5 E17 FCP=[YR=1993] E12 N21 W12 S21$ N5 W17$ E17 N32$ S16 E12 N11 W9 N5 E1 N4$ S4 W1 S5 E9 N9$.

## 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 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 479.00 | SF | 6.50 | 6.50 | 100 | 1965 | 1965 | 3 | 20 | 623 | |
| 2 | 0511 | GARAGE CB- | 0 | 0 | 30 | 24 | 720.00 | SF | 40.00 | 40.00 | 100 | 1990 | 1990 | 3 | 57 | 16,416 | |

## LAND DESCRIPTION

TOTAL OB/XF 17,039

| 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 | 0 | 0004 | RSF-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 20,000.00 | 20,000.00 | 20,000 | | | | | | | |

REVIEW DATE 08/15/2023 BY WWA Total Acres: 0.00 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 07/30/2025 BY SYS