

WRIGHT BRIAN D/WRIGHT WILLIAM G
615171 RIVER ROAD
CALLAHAN, FL 32011

2025

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY												
Exterior Wall		20	FACE BRICK 100		0900	01	2,138	98.3430	129.81	277,534	1981	1986	0	0	0	26.90	73.10	VALUATION BY											
Roof Structure		03	GABLE/HIP 100		1 SNGL FAM - 0% - 0													Heated Area: 1782											
Roof Cover		03	COMP SHNGL 100															HX Base Yr											
Interior Wall		05	DRYWALL 100																										
Interior Floor		12	HARDWOOD 50																										
Interior Floor		14	CARPET 50																										
Air Condition		03	CENTRAL 100																										
Heating Type		04	AIR DUCTED 100																										
Bedrooms			3 100																										
Bathrooms			2 100																										
Frame		02	WOOD FRAME 100																										
Stories		1.	1. 100																										
Units			0 100																										
BUD8 Adjustme		06	DIST 1D 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	1,782	100	1993	1,782	169,096																								
FGR	483	55	1993	266	25,241																								
FOP	30	30	1993	9	854																								
FST	147	55	1993	81	7,686																								
TOTALS		2,442			2,138	202,877																							
EXTRA FEATURES					615139 RIVER RD, CALLAHAN																								
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													
1	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	46.5	1,628														
2	0810	CONCRETE A	0	0	0	320.00	SF	6.50	6.50	100	1981	1981	3	32.5	676														
3	0812	CONCRETE C	0	0	0	3,243.00	SF	4.00	4.00	100	1987	1987	3	49.5	6,421														
4	0350	CARPORT WD	0	0	23	253.00	SF	13.00	13.00	100	2000	2000	3	20	658														