PT OF SEC 26-2N-24E
IN OR 2403/1867

GREEN JOSHUA PAUL
614810 RIVER RD
CALLAHAN, FL 32011

2025

26-2N-24-0000-0009-0040

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

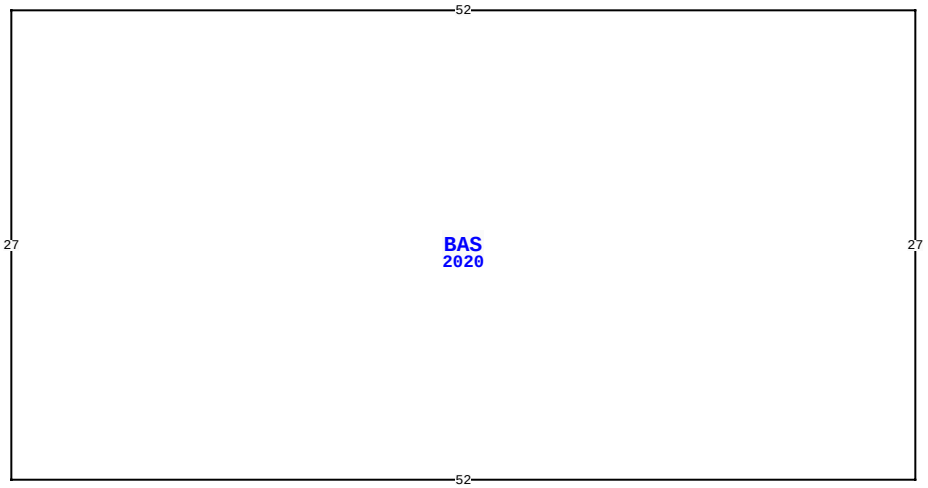
DOR CODE 5000 IMPROVED AG
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	2020	1,404	145,086
TOTALS	1,404			1,404	145,086

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,404	135.0800	114.82	161,207	2018	2018	0	0	0	10.00	90.00

1 M/H 94+ – 100% - 2021 Heated Area: 1404 HX Base Yr 2021



614810 RIVER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	01/17/2025 KBA

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		154,037
TOTAL MARKET OB/XF VALUE		11,451
TOTAL LAND VALUE - MARKET		189,375
TOTAL MARKET VALUE		237,676
SOH/AGL Deduction		102,108
ASSESSED VALUE		135,568
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		84,846
TOTAL JUST VALUE		354,863
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		316,576

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2403/1867	10/28/2020	SW	U	I	11	100

GRANTOR: GREEN JACKIE L
GRANTEE: GREEN JOSHUA PAUL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W52 S27 E52 N27$.

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	0510	GARAGE WD-	0	100	20	18	360.00	SF	24.85	24.85	100	2007	2007	3	44	3,936	
2	0510	GARAGE WD-	0	100	20	18	360.00	SF	24.85	24.85	100	2018	2018	3	84	7,515	

LAND DESCRIPTION

TOTAL OB/XF 11,451

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	005000	C	AGRICULTURAL	100		OR	0.00	0.00	1.50	AC		1.00	1.00	1.00	45,000.00	45,000.00	67,500							
2	005401	A	TIMBER 1 P	0		OR	0.00	0.00	6.25	AC		1.00	1.00	1.00	750.00	750.00	4,688							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	6.25	AC		1.00	1.00	1.00	19,500.00	19,500.00	121,875							

REVIEW DATE 11/17/2020 BY TWA Total Acres: 7.75 Total Land Value: 72,188 Market: 121,875 Agricultural: 4,688 Common: 67,500 PRINTED 07/30/2025 BY SYS

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2025

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

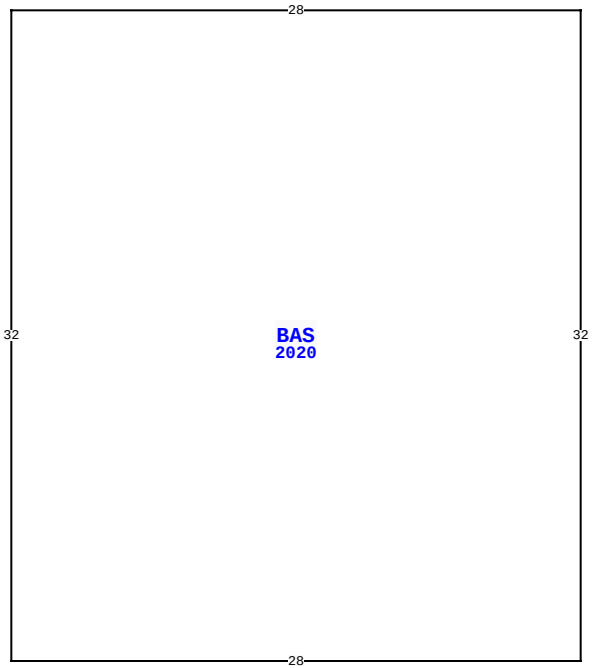
DOR CODE 5000 IMPROVED AG
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	896	100	2020	896	8,951
TOTALS	896			896	8,951

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	896	54.0000	19.98	17,902	1989	1989	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 2021 Heated Area: 896 HX Base Yr 2021



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2403/1867	10/28/2020	SW	U	I	11	100

GRANTOR: GREEN JACKIE L
GRANTEE: GREEN JOSHUA PAUL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W28 S32 E28 N32$.

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 11/17/2020 BY TWA Total Acres: 7.75 Total Land Value: 72,188 Market: 121,875 Agricultural: 4,688 Common: 67,500 PRINTED 07/30/2025 BY SYS