



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	03	MASONRY 100
Stories	1.	1. 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	1,040	100	1993	1,040	108,882
FCP	228	25	1993	57	5,967
FOP	42	30	1993	13	1,361
UST	120	45	1993	54	5,654
TOTALS	1,430			1,164	121,864

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
1	0940	SHEDS/PORT	0 100	12	12	144.00	SF	30.00	30.00	100	1981	1981	3	20
2	0940	SHEDS/PORT	0 100	12	9	108.00	SF	30.00	30.00	100	1997	1997	3	20

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	005000	C	AGRICULTURAL	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	5.40	AC		1.00	1.00	1.00
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	5.40	AC		1.00	1.00	1.00

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0100	01	1,164	133.8780	133.88	155,836	1967	1997	0	0	0	21.80	78.20		
1 SINGLE FAM - 100% - 1996 Heated Area: 1040 HX Base Yr 1996														
BAS 1993 UST 1993 FCP 1993 FOP 1993														

614716 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				150,009	
TOTAL MARKET OB/XF VALUE				1,512	
TOTAL LAND VALUE - MARKET				150,300	
TOTAL MARKET VALUE				198,627	
SOH/AGL Deduction				103,413	
ASSESSED VALUE				95,214	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE				44,492	
TOTAL JUST VALUE				301,821	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				277,846	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20006385	GARAGE	34,500	07/22/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	/	V I	RSN CD	SALE PRICE
0739/0106		WD	Q		I	06	100
GRANTOR:HAGAN GRADY & BERNICE							
GRANTEE: PAGE RANDY							

BUILDING NOTES														
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BUILDING DIMENSIONS														
UST=[YR=1993] W12 BAS=[YR=1993] W40 S26 E26 FOP=[YR=1993] S3 E14 FCP=[YR=1993] E12 N19 W12 S19\$ N3 W14\$ E14 N26\$ S10 E12 N10\$.														

REVIEW DATE	10/22/2020	BY	TW	Total Acres:	6.40	Total Land Value:	47,106	Market:	105,300	Agricultural:	2,106	Common:	45,000	PRINTED 07/30/2025 BY SYS
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