PT SW1/4 OF SE1/4 OF
SEC 26-2N-24E IN OR 2769/1482

BROOKS BARBARA J L/E/
614964 RIVER ROAD
CALLAHAN, FL 32011

2025

26-2N-24-0000-0014-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

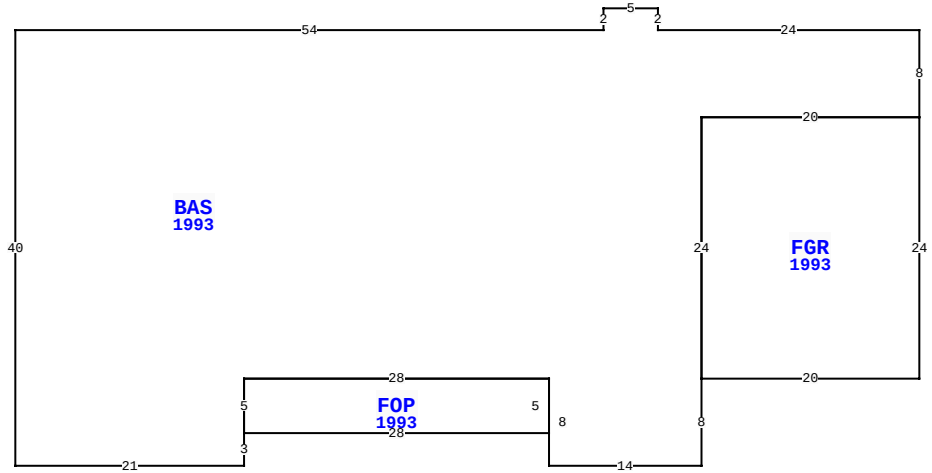
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,466	100	1993	2,466	258,071
FGR	480	55	1993	264	27,628
FOP	140	30	1993	42	4,396
TOTALS	3,086			2,772	290,095

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,772	106.8480	141.04	390,963	1978	1988	0	0	0	25.80	74.20

1 SNGL FAM – 100% - 1999 Heated Area: 2466 HX Base Yr 1999



614964 RIVER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1978	1978	3	40	1,400	
2	0510	GARAGE WD-	0	100	11	24	264.00	SF	24.85	24.85	100	1990	1990	3	20	1,312	
3	0812	CONCRETE C	0	100	0	0	4,090.00	SF	4.00	4.00	100	1999	1999	3	75	12,270	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		290,095
TOTAL MARKET OB/XF VALUE		14,982
TOTAL LAND VALUE - MARKET		87,500
TOTAL MARKET VALUE		392,577
SOH/AGL Deduction		235,035
ASSESSED VALUE		157,542
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		101,820
TOTAL JUST VALUE		392,577
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		367,124

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230004516	NEW ROOF	17,000	04/06/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2769/1482	2/24/2025	LE	U	I	11	100
GRANTOR: BROOKS BARBARA J						
GRANTEE: FARRIS DEBORAH						
1542/1479	12/27/2007	QC	Q	I	06	100
GRANTOR: PROCTOR LINDA C TRUST						
GRANTEE: BROOKS WILLIAM P &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 N2 W5 S2 W54 S40 E21 N3 FOP=[YR=1993] E28 N5 W28 S5$ N5 E28 S8 E14 N8 FGR=[YR=1993] E20 N24 W20 S24$ N24 E20 N8$.

LAND DESCRIPTION

TOTAL OB/XF 14,982

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	OR	0.00	0.00	2.50	AC		1.00	1.00	1.00	35,000.00	35,000.00	87,500							

REVIEW DATE 08/05/2021 BY TWA Total Acres: 2.50 Total Land Value: 87,500 Market: 0 Agricultural: 0 Common: 87,500 PRINTED 07/30/2025 BY SYS