IN OR 815 PG 1825
PARCELS 2-1 & 2-2
UTILITY ESMT IN OR 869/964

KOHL SARA B BRESLIN
613252 RIVER ROAD
CALLAHAN, FL 32011

2025

27-2N-24-0000-0002-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
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	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

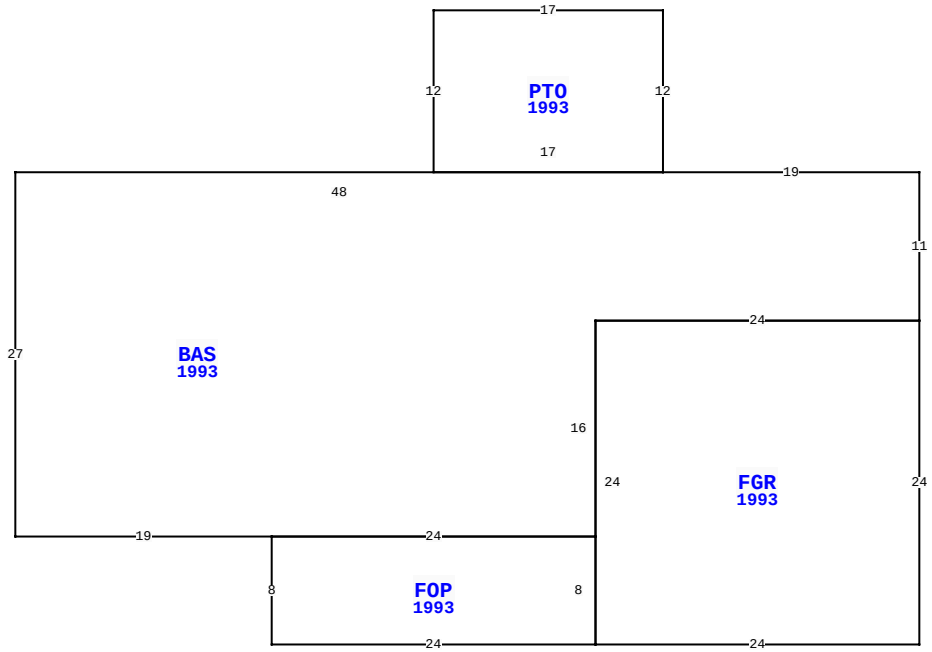
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,425	100	1993	1,425	119,401
FGR	576	55	1993	317	26,561
FOP	192	30	1993	58	4,860
PTO	204	5	1993	10	838
TOTALS	2,397			1,810	151,660

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,810	126.0000	126.00	228,060	1967	1977	0	0	0	33.50	66.50

1 SINGLE FAM – 100% - 1998 Heated Area: 1425 HX Base Yr 1998



613252 RIVER RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		151,660
TOTAL MARKET OB/XF VALUE		27,012
TOTAL LAND VALUE - MARKET		78,050
TOTAL MARKET VALUE		256,722
SOH/AGL Deduction		126,120
ASSESSED VALUE		130,602
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		74,880
TOTAL JUST VALUE		256,722
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		239,385

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311001	GARAGE	25,872	01/04/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0815/1825	12/09/1997	WD	Q	I		86,000

GRANTOR: BUTLER THOMAS L JR &
GRANTEE: BRESLIN ROBERT F &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 PTO=[YR=1993] N12 W17 S12 E17$ W48 S27 E19 FOP=[YR=1993] S8 E24 FGR=[YR=1993] E24 N24 W24 S24 $ N8 W24$ E24 N16 E24 N11$.

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	0350	CARPORT WD	0	100	14	27	378.00	SF	13.00	13.00	100	1975	1975	3	20	983	
2	0511	GARAGE CB-	0	100	28	28	784.00	SF	40.00	40.00	100	2004	2004	3	83	26,029	

LAND DESCRIPTION

TOTAL OB/XF 27,012

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	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	000100	C	RES	100	0004	OR	0.00	0.00	1.23	AC		1.00	1.00	1.00	35,000.00	35,000.00	43,050							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.23 Total Land Value: 78,050 Market: 0 Agricultural: 0 Common: 78,050 PRINTED 07/30/2025 BY SYS