

PARCELS 2-7 & 2-8
IN OR 2576/1361
UTILITY ESMT PT OR 868/550

WILFONG JOHN F & SANDRA J L/E/
P O BOX 631
CALLAHAN, FL 32011-0631

2025

27-2N-24-0000-0002-0070



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	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	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	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,253	100	1993	2,253	229,183
FGR	506	55	1993	278	28,279
FOP	114	30	1993	34	3,459
FSP	286	40	1993	114	11,596

TOTALS	3,159			2,679	272,517
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	20	20	400.00	SF	6.50	6.50	100	1978
2	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1978

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		OR	0.00	0.00	3.35	AC	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,679	107.8560	142.37	381,409	1978	1983	0	0	28.55	71.45
1 SNGL FAM - 100% - 0											
Heated Area: 2253											
HX Base Yr											
613472 RIVER RD, CALLAHAN											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/09/2025 MLU											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 2											
6											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						294,255					
TOTAL MARKET OB/XF VALUE						1,528					
TOTAL LAND VALUE - MARKET						100,500					
TOTAL MARKET VALUE						396,283					
SOH/AGL Deduction						218,962					
ASSESSED VALUE						177,321					
TOTAL EXEMPTION VALUE						50,722					
BASE TAXABLE VALUE						126,599					
TOTAL JUST VALUE						396,283					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						343,047					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18784	ELEC OTHER	500	02/01/2007
R09920	REPAIR/RRF	4,800	11/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2576/1361	7/08/2022	WD	U	I	11	100	
GRANTOR:WILFONG JOHN F & SAND							
GRANTEE:WILFONG JOHN F & SA							
2533/534	1/26/2022	QC	U	I	11	100	
GRANTOR:WILFONG JOHN F & SAND							
GRANTEE:WILFONG RICHARD A							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=1993] W22 BAS=[YR=1993] W19 FSP=[YR=1993] N13 W22 S13 E22\$ W59 S30 E33 FOP=[YR=1993] S6 E15 N6 W5 N4 W6S4 W4\$E4N4E6S4E26 N7 E9 N23\$ S23 E22 N23\$.											

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