LOT 1
DIXON FARMS OR 2368/1800
UTIL ESMT IN OR 2459-1321

FLOYD MICHAEL & SHELLIE
613545 RIVER RD
CALLAHAN, FL 32011

2025

27-2N-24-2281-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

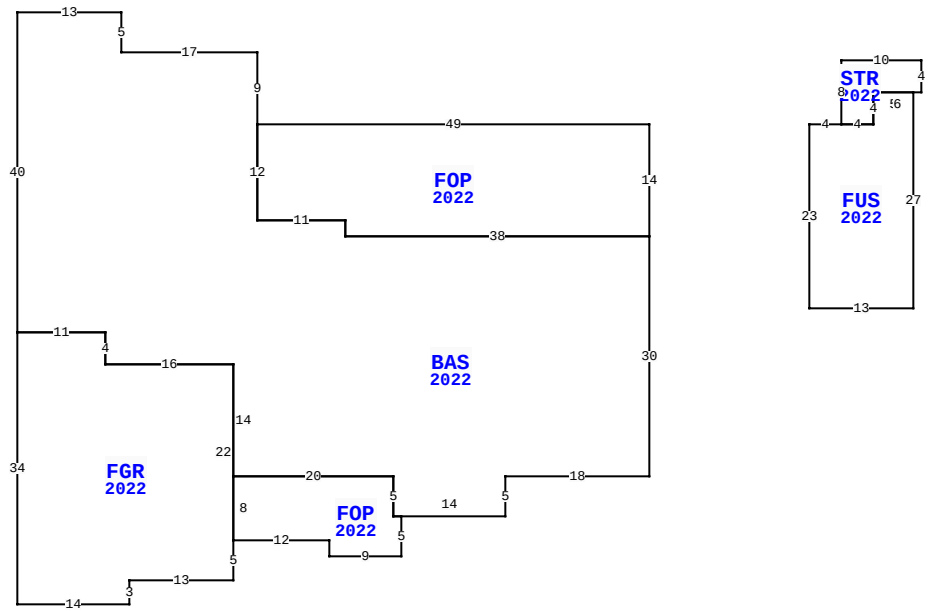
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	31	HARDIE BRD 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	2,795	100	2022	2,795	403,129
FGR	815	55	2022	448	64,616
FOP	181	30	2022	54	7,788
FOP	664	30	2022	199	28,702
FUS	319	100	2022	319	46,010
STR	56	10	2022	6	866
TOTALS	4,830			3,821	551,111

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,821	92.5830	146.28	558,936	2022	2022	0	0	0	1.40	98.60

1 SFR CUST – 100% - 2023 Heated Area: 3114 HX Base Yr 2023



613545 RIVER RD, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	551,111
TOTAL MARKET OB/XF VALUE	9,940
TOTAL LAND VALUE - MARKET	136,500
TOTAL MARKET VALUE	697,551
SOH/AGL Deduction	25,045
ASSESSED VALUE	672,506
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	621,784
TOTAL JUST VALUE	697,551
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	712,054

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006413	CO ISSUED	0	04/25/2022
21001724	NEW CONSTR	436,134	02/12/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2404/0678	10/29/2020	SW	Q	V	01	160,000

GRANTOR: RAYDIENT LLC
GRANTEE: FLOYD MICHAEL & SHE

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W49 BAS=[YR=2022] N9 W17 N5 W13 S40 FGR=[YR=2022] S34 E14 N3 E13 N5FOP=[YR=2022] E12 S2 E9 N5 W1 N5 W20 S8$ N22 W16 N4 W11$ E11 S4 E16 S14 E20 S5 E14 N5 E18 N30 W38 N2 W11 N12$ S12 E11 S2 E38 N14$ PTR=E20 FUS=[YR=2022] E4 STR=[YR=2022] N8 E10 S4 W6 S4 W4$ E4 N4 E5 S27 W13 N23$ W20$.

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	0812	CONCRETE C	0	100	0	0	1,260.00	SF	4.00	4.00	100	2022	2022	3	99	4,990	
2	0501	FP-AVERAGE	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2022	2022	3	99	4,950	

LAND DESCRIPTION

TOTAL OB/XF 9,940

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		OR	0.00	0.00	7.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	136,500							

REVIEW DATE 05/10/2022 BY TW Total Acres: 7.00 Total Land Value: 136,500 Market: 0 Agricultural: 0 Common: 136,500 PRINTED 07/30/2025 BY SYS