

BUNTING GARRETT WILLIAM
61796 RIVER RD
CALLAHAN, FL 32011

2025

27-2K-24-2281-0003-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

Exterior Wall

25 MOD METAL 100

Roof Structur

10 STEEL FRME 100

Roof Cover

12 MODULAR MT 100

Interior Wall

07 NONE 100

Interior Floo

03 CONC FINSH 100

Air Condition

01 NONE 100

Heating Type

01 NONE 100

Bedrooms

0 100

Bathrooms

0 100

Frame

05 STEEL 100

Quality

06 Quality Level 06

DOR CODE

0700MISC RESIDENTIAL

MAP NUM

MKT AREA08

NEIGHBORHOOD/LOC

8001.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,470

100

2024

1,470

31,580

UCP

420

20

2024

84

1,805

TOTALS

1,890

1,554

33,385

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

OB/XF MKT VALUE

NOTES

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

REVIEW DATE

01/04/2024

BY

WW

Total Acres:

4.99

Total Land Value:

149,700

Market:

0

Agricultural:

0

Common:

149,700

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

6500

01

1,554

58.6500

21.70

33,722

2023

2023

0

0

0

99.00

1 GARAGE RES - 0% - 2024

Heated Area: 1470

HX Base Yr

-12-

-42-

35

UCP 2024

35

BAS 2024

35

-12-

-42-

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/09/2025

MLU

613544 RIVER RD, CALLAHAN

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 6

Tax Dist:

STANDARD

BUILDING MARKET VALUE

33,385

TOTAL MARKET OB/XF VALUE

0

TOTAL LAND VALUE - MARKET

149,700

TOTAL MARKET VALUE

183,085

SOH/AGL Deduction

15,508

ASSESSED VALUE

167,577

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

167,577

TOTAL JUST VALUE

183,085

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

156,335

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VOLUME

RSN CD

SALE PRICE

2514/0877

11/15/2021

SW Q

Q V

01

120,000

GRANTOR: RAYDIENT LLC DBA RAYD

GRANTEE: BUNTING GARRETT WIL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E42 S35 W42 N35 \$

UCP=[YR=2024;ORIG=38,10] E12 S35 W12 N35 \$

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