PT OF SW1/4 OF SE1/4
IN OR 2297/200
UTIL ESMT IN OR 2324/1117

VENNARD LINDSEY A
PO BOX 1518
CALLAHAN, FL 32011

2025

28-2N-24-0000-0002-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Floo	01	NONE 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02

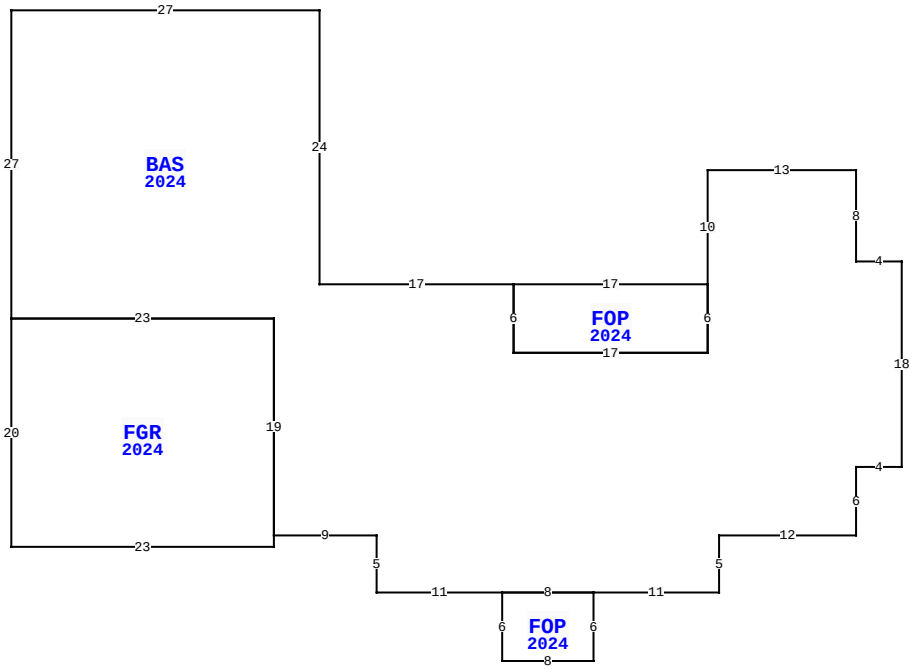
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,089	100	2024	2,089	341,092
FGR	460	55	2024	253	41,310
FOP	48	30	2024	14	2,286
FOP	102	30	2024	31	5,062
TOTALS	2,699			2,387	389,749

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,387	103.3410	163.28	389,749	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2024 Heated Area: 2089 HX Base Yr 2024



612952 RIVER RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		389,749
TOTAL MARKET OB/XF VALUE		3,500
TOTAL LAND VALUE - MARKET		70,650
TOTAL MARKET VALUE		463,899
SOH/AGL Deduction		88,709
ASSESSED VALUE		375,190
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		324,468
TOTAL JUST VALUE		463,899
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		420,609

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230009490	CO ISSUED		07/25/2023
22015330	NEW CONSTR	381,476	10/13/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2297/0200	8/13/2019	WD	U	V	11	100
GRANTOR: COLEMAN JAMES M JR &						
GRANTEE: VENNARD LINDSEY A						
2291/0835	7/19/2019	WD	U	V	11	100
GRANTOR: COLEMAN JAME M JR & S						
GRANTEE: VENNARD LINDSEY A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=150,10] W4 N8 W13 S10 S6 W17 N6 W17 N24 W27 S27 E23 S19 E9 S5 E11 E8 E11 N5 E12 N6 E4 N18 $
FOP=[YR=2024;ORIG=123,39] W8 S6 E8 N6 $
FOP=[YR=2024;ORIG=133,12] W17 S6 E17 N6 $
FGR=[YR=2024;ORIG=72,15] E23 S19 S1 W23 N20 $
.

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	2024	2023		100	3,500	

LAND DESCRIPTION

TOTAL OB/XF 3,500

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	1.57	AC		1.00	1.00	1.00	45,000.00	45,000.00	70,650							

REVIEW DATE 04/30/2024 BY KBA Total Acres: 1.57 Total Land Value: 70,650 Market: 0 Agricultural: 0 Common: 70,650 PRINTED 07/30/2025 BY SYS