PT OF SW1/4 OF SE1/4
IN OR 2297/203
IN OR 2324/1118

ODOM BENJAMIN F
PO BOX 2187
CALLAHAN, FL 32011

2025

28-2N-24-0000-0002-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

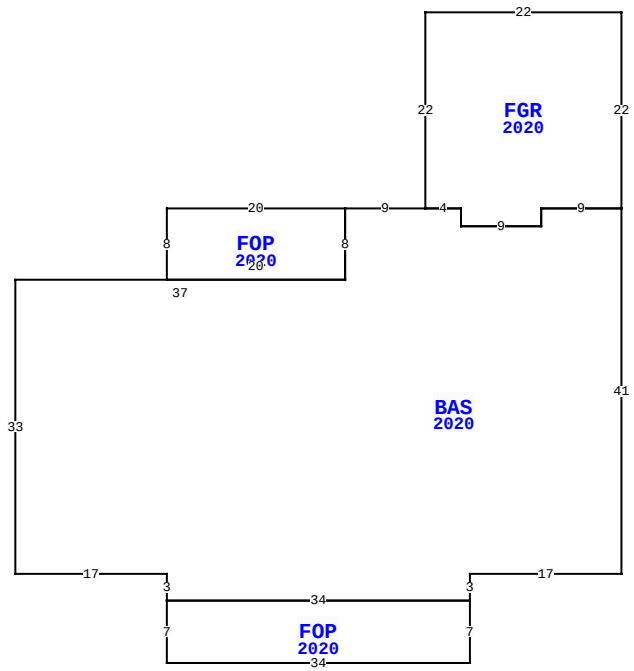
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 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	2,576	100	2020	2,576	395,352
FGR	502	55	2020	276	42,359
FOP	160	30	2020	48	7,366
FOP	238	30	2020	71	10,897
TOTALS	3,476			2,971	455,975

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,971	98.7658	156.05	463,625	2020	2020	0	0	0	1.65	98.35

1 SFR CUST – 100% - 2021 Heated Area: 2576 HX Base Yr 2021



612964 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		455,975
TOTAL MARKET OB/XF VALUE		4,219
TOTAL LAND VALUE - MARKET		70,650
TOTAL MARKET VALUE		530,844
SOH/AGL Deduction		149,417
ASSESSED VALUE		381,427
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		330,705
TOTAL JUST VALUE		530,844
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		486,543

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005064	CO ISSUED	0	06/11/2020
20000046	NEW CONSTR	343,398	01/03/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2297/0203	8/13/2019	WD	U	V	11	100
GRANTOR: COLEMAN JAMES M JR &						
GRANTEE: ODOM BENJAMIN F						
2291/0846	7/19/2019	WD	U	V	11	100
GRANTOR: COLEMAN JAMES M JR &						
GRANTEE: ODOM BENJAMIN F						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2020] W22 S22 BAS=[YR=2020] W9 FOP=[YR=2020] W20 S8 E20 N8$ S8 W37 S33 E17 S3 FOP=[YR=2020] S7 E34 N7 W34$ E34 N3 E17 N41 W9 S2 W9 N2 W4$ E4 S2 E9 N2 E9 N22$.

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	0811	CONCRETE B	0	100	0	0	828.00	SF	5.20	5.20	100	2020	2020	3	98	4,219	

LAND DESCRIPTION

TOTAL OB/XF 4,219

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 10/22/2020 BY TW Total Acres: 1.57 Total Land Value: 70,650 Market: 0 Agricultural: 0 Common: 70,650 PRINTED 07/30/2025 BY SYS