PT OF SE1/4 OF SE1/4
IN OR 2248/1781

STAFFORD DIANE V
613169 RIVER ROAD
CALLAHAN, FL 32011

2025

28-2N-24-0000-0006-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

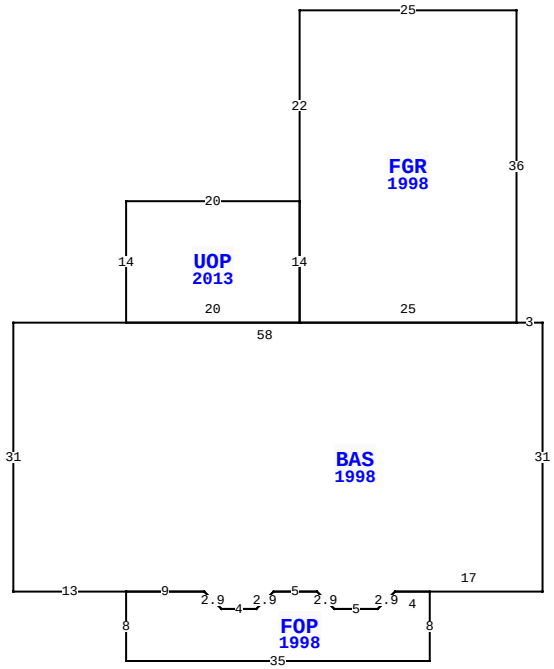
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,917	100	1998	1,917	275,092
FGR	900	55	1998	495	71,034
FOP	254	30	1998	76	10,906
UOP	280	20	2013	56	8,036
TOTALS	3,351			2,544	365,068

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,544	123.5376	163.07	414,850	1998	2008	0	0	0	12.00	88.00

1 SNGL FAM – 100% - 2020 Heated Area: 1917 HX Base Yr 2020



613169 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		376,794
TOTAL MARKET OB/XF VALUE		42,726
TOTAL LAND VALUE - MARKET		62,100
TOTAL MARKET VALUE		481,620
SOH/AGL Deduction		199,161
ASSESSED VALUE		282,459
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		231,737
TOTAL JUST VALUE		481,620
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		444,884

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313593	REPAIR/RRF	0	08/01/2013
B98	NEW CONSTR	122,240	11/01/1998
B973882	GARAGE	12,240	04/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2248/1781	1/10/2019	WD	Q	I	01	300,000
GRANTOR: EDDY JOSEPH C & DEE A						
GRANTEE: STAFFORD DIANE V						
1963/0894	2/18/2015	DG	U	I	11	100
GRANTOR: EDDY JOSEPH C						
GRANTEE: EDDY JOSEPH C & DEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W3 FGR=[YR=1998] N36 W25 S22 UOP=[YR=2013] W20 S14 E20 N14 $ S14 E25 $ W58 S31 E13 FOP=[YR=1998] S8 E35 N8 W4 D2 L2 W5 L2 U2 W5 D2 L2 W4 U2 L2 W9$ E9 D2 R2 E4 U2 R2 E5 D2 R2 E5 U2 R2 E17 N31$.

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	0511	GARAGE CB-	0	100	25	31	775.00	SF	60.00	60.00	100	1997	1997	3	72	33,480	
2	0812	CONCRETE C	0	100	36	41	1,476.00	SF	4.00	4.00	100	1998	1998	3	73	4,310	
3	0462	ST/AL FNC	0	100	144	4	576.00	SF	10.00	10.00	100	2017	2017	3	81	4,666	
4	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	90	270	

LAND DESCRIPTION

TOTAL OB/XF 42,726

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	0004	OR	0.00	0.00	1.38	AC		1.00	1.00	1.00	45,000.00	45,000.00	62,100							

REVIEW DATE 08/05/2021 BY TWA Total Acres: 1.38 Total Land Value: 62,100 Market: 0 Agricultural: 0 Common: 62,100 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

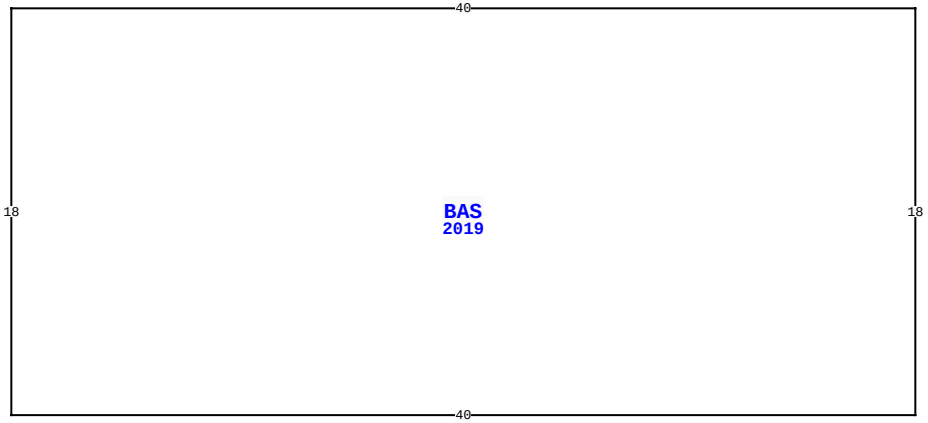
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	2019	720	11,726
TOTALS	720			720	11,726

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	720	50.6000	18.72	13,478	2013	2013	0	0	0	13.00	87.00

2 GARAGE RES – 100% - 2020 Heated Area: 720 HX Base Yr 2020



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1963/0894	2/18/2015	DG	U	I	11	100
GRANTOR: EDDY JOSEPH C						
GRANTEE: EDDY JOSEPH C & DEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W40 S18 E40 N18$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 08/05/2021 BY TWA Total Acres: 1.38 Total Land Value: 62,100 Market: 0 Agricultural: 0 Common: 62,100 PRINTED 07/30/2025 BY SYS