



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
BUD8 Adjustme	06	DIST 1D 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	1,710	100	1993	1,710	196,105
FGR	288	55	1993	158	18,120
FOP	28	30	1993	8	918
FSP	96	40	1993	38	4,358
FST	252	55	1993	139	15,941
TOTALS	2,374			2,053	235,441

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0350	CARPORT WD	0	100	0	0	128.00	SF	9.75
4	0200	BARN WD 0-	0	100	32	20	640.00	SF	15.00
5	0812	CONCRETE C	0	100	0	0	1,290.00	SF	3.40

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0004	OR	0.00	0.00	1.00
2	000100	C	RES	100		OR	0.00	0.00	5.17

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,053	99.5778	131.44	269,846	1982	2007	0	0
1 SNGL FAM - 100% - 2022									
Heated Area: 1710									
HX Base Yr 2022									
613037 RIVER RD, CALLAHAN									

TOTAL OB/XF									
7,350									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0350	CARPORT WD	0	100	0	0	128.00	SF	9.75
4	0200	BARN WD 0-	0	100	32	20	640.00	SF	15.00
5	0812	CONCRETE C	0	100	0	0	1,290.00	SF	3.40

NASSAU COUNTY PROPERTY									
PAGE 1 of 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					257,281				
TOTAL MARKET OB/XF VALUE					7,350				
TOTAL LAND VALUE - MARKET					120,315				
TOTAL MARKET VALUE					384,946				
SOH/AGL Deduction					66,450				
ASSESSED VALUE					318,496				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					267,774				
TOTAL JUST VALUE					384,946				
NCON VALUE					21,840				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					345,461				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240005546	INSTALL 24 X 55 S	84,730	05/08/2024

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2511/1208	11/03/2021	QC	U	I	11	100	
GRANTOR: ROUNTREE RAYMOND LEWI							
GRANTEE: ROUNTREE ROBERT JER							
2370/1246	6/23/2020	WD	Q	I	01	320,000	
GRANTOR: LUEDERS SHIRLEY							
GRANTEE: ROUNTREE RAYMOND L							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FST=[YR=1993] W16 FSP=[YR=1993] N8 W12 S8 E12\$W2BAS=[YR=1993] W57S30 E40 FOP=[YR=1993] S4 E7 N4 W7\$ E17 FGR=[YR=1993] E18 N16 W18 S16\$ N30\$ S14 E18 N14\$.									

