PT OR 2111/408
UTILITY ESMT IN OR 876/838

CONNER DONALD RAY
613122 RIVER ROAD
CALLAHAN, FL 32011

2025

28-2N-24-0000-0007-0030

BUILDING CHARACTERISTICS

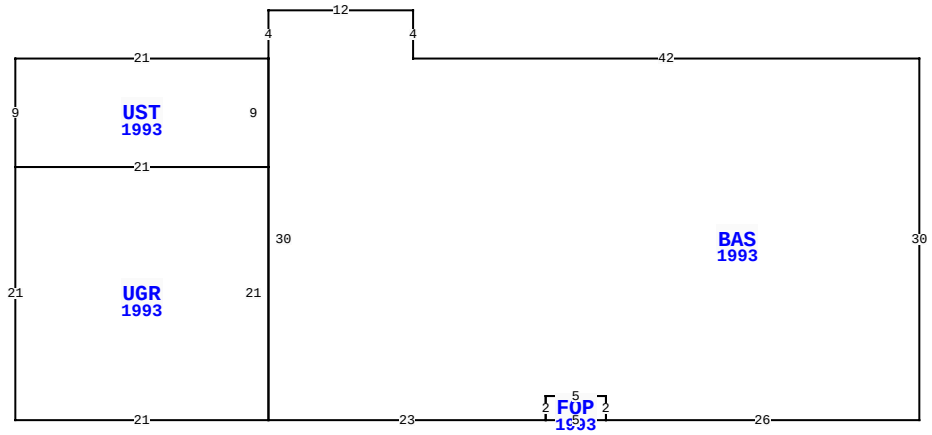
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	5000	IMPROVED AG
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	1,658	100	1993	1,658	147,990
FOP	10	30	1993	3	268
UGR	441	45	1993	198	17,673
UST	189	45	1993	85	7,587
TOTALS	2,298			1,944	173,519

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,944	123.9700	123.97	240,998	1979	1984	0	0	0	28.00	72.00

1 SINGLE FAM – 100% - 0 Heated Area: 1658 HX Base Yr 1998



613122 RIVER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	01/17/2025 KBA

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		173,519
TOTAL MARKET OB/XF VALUE		3,880
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		223,139
SOH/AGL Deduction		114,008
ASSESSED VALUE		109,131
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		58,409
TOTAL JUST VALUE		292,399
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		236,130

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2111/0408	3/31/2016	QC	U	I	11	100
GRANTOR: CONNER CHERIE M						
GRANTEE: CONNER DONALD RAY						
0783/0096	1/23/1997	WD	Q	I	01	100
GRANTOR: CONNER DONALD RAY						
GRANTEE: CONNER DONALD & CHE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W42 N4 W12 S4 UST=[YR=1993] W21 S9
UGR=[YR=1993] S21 E21 N21 W21 $ E21 N9 $ S30 E23
FOP=[YR=1993] E5 N2 W5 S2 $N2 E5 S2 E26 N30 $.

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	1980	1980	3	44	1,540	
2	0810	CONCRETE A	0	100	0	0	480.00	SF	6.50	6.50	100	1999	1999	3	75	2,340	

LAND DESCRIPTION

TOTAL OB/XF 3,880

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	005000	C	AGRICULTURAL	100	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	370.00	370.00	740							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 04/06/2020 BY TWA Total Acres: 3.00 Total Land Value: 45,740 Market: 70,000 Agricultural: 740 Common: 45,000 PRINTED 07/30/2025 BY SYS