

REAVES SHAWN C
613048 RIVER ROAD
CALLAHAN, FL 32011

28-2N-24-0000-0007-0040

[illegible]

PT OF SE1/4 OF SE1/4
IN OR 1508/1671
EX 7-6 7-12 & 7-13

REAVES SHAWN C
613048 RIVER ROAD
CALLAHAN, FL 32011

2025

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BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

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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	1,680	100	2011	1,680	45,894
UUS	960	50	2011	480	13,112

TOTALS 2,640 2,160 59,006

EXTRA FEATURES

L N	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
11	0810	CONCRETE A	0 100	0 0	435.00	SF	6.50	6.50	100	2011	2011	3	91	2,573	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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REVIEW DATE 08/05/2021 BY TWA

MARKET ADJUSTMENTS

2 GARAGE RES - 100% - 1999

Heated Area: 1680

HX Base Yr 1999

BAS 2011

UUS 2011

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/09/2025 MLU

613048 RIVER RD, CALLAHAN

NASSAU COUNTY PROPERTY		PAGE 2 of 3	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		512,311	
TOTAL MARKET OB/XF VALUE		65,355	
TOTAL LAND VALUE - MARKET		132,000	
TOTAL MARKET VALUE		709,666	
SOH/AGL Deduction		361,124	
ASSESSED VALUE		348,542	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		297,820	
TOTAL JUST VALUE		709,666	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		635,537	

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PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20444	ADDITION	105,600	08/01/2007
R10669	REPAIR/RRF	2,000	08/01/2007
R10669	REPAIR/RRF	2,000	08/01/2007
7237	NEW CONSTR	80,237	05/17/1991
8022	MH MOVE-ON	26,000	01/12/1990

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1508/1671	6/28/2007	QC	Q	I	01	100			
GRANTOR: REAVES KIMBERLY M									
GRANTEE: REAVES SHAWN C									
0860/1997	12/31/1998	WD	Q	I		190,000			
GRANTOR: COLLINS JACKSON D & P									
GRANTEE: REAVES SHAWN & KIMB									

BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=2011;ORIG=0,0] W42 S40 E42 N40 \$
UUS=[YR=2011;ORIG=8,12] E6 N12 E4 S12 E9 N12 E4 S12 E9 N12 E4 S12 E6 S16 W6 S12 W4 N12 W9 S12 W4 N12 W6 N16 \$
PTR=[ORIG=0,0] E20 W20 \$
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