



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	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
BAS	2,057	100
BAS	416	100
FOP	75	30
FOP	95	30
PTO	411	5
UGR	768	45
TOTALS	3,822	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,890	91.0296	120.16	347,262	1983	1988	0	0	0 16.25	83.75
1 SNGL FAM - 100% - 2004 Heated Area: 2473 HX Base Yr 2004											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE						
BAS	2,057	100	1993	2,057	207,004						
BAS	416	100	2011	416	41,864						
FOP	75	30	1993	22	2,214						
FOP	95	30	1993	28	2,817						
PTO	411	5	1993	21	2,113						
UGR	768	45	1993	346	34,819						
TOTALS	3,822			2,890	290,832						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1983
2	0812	CONCRETE C	0 100	0	0	1,574.00	SF	4.00	4.00	100	1990
3	0510	GARAGE WD-	0 100	12	24	288.00	SF	28.00	28.00	100	2000
4	0350	CARPORT WD	0 100	64	26	1,664.00	SF	6.50	6.50	100	2004

613105 RIVER RD, CALLAHAN											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE											
05/09/2025 MLU											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1983
2	0812	CONCRETE C	0 100	0	0	1,574.00	SF	4.00	4.00	100	1990
3	0510	GARAGE WD-	0 100	12	24	288.00	SF	28.00	28.00	100	2000
4	0350	CARPORT WD	0 100	64	26	1,664.00	SF	6.50	6.50	100	2004

NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE			314,492
TOTAL MARKET OB/XF VALUE			9,840
TOTAL LAND VALUE - MARKET			135,000
TOTAL MARKET VALUE			459,332
SOH/AGL Deduction			247,840
ASSESSED VALUE			211,492
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE			160,770
TOTAL JUST VALUE			459,332
NCON VALUE			23,660
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			367,511

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240005300	ADD 26X40 STORAGE	66,757	05/02/2024
B26280	REMODEL	1,000	08/01/2012
R12703	METAL ROOF	12,000	07/01/2011
B24981	ADDITION	42,390	07/01/2011
7953	ADDITION	24,590	03/24/1992

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1624/0246	6/11/2009	WD	U	I	11	100			
GRANTOR: ROUNTREE RAYMOND LEWI									
GRANTEE: ROUNTREE RAYMOND LE									
1155/1856	7/23/2003	WD	Q	I	06	100			
GRANTOR: DAVIS PHILIP W & TERI									
GRANTEE: ROUNTREE RAYMOND LE									

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W21 N15 PTO=[YR=1993] N8 W21 S15 W21 S8 E26 FOP=[YR=1993] E5 N15 W5 S15\$ N15 E16\$ W11 S15 W31 S31 E5 R2 D2 E5 U2 R2 E5 N3 E12 S3 FOP=[YR=1993] S5 E19 N5 W19\$ E19 N3 E13 BAS=[YR=2011] E16 N26 W16 S26\$ N28\$ PTR=E20 UGR=[YR=1993] E32 S24 W32 N24\$ W20\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0004	OR	0.00	0.00	4.50	AC	1.00

TOTAL OB/XF											
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL
AC	1.00	1.00	1.00	30,000.00	30,000.00	135,000					

ROUNTREE RAYMOND L & SANDRA S
613105 RIVER ROAD
CALLAHAN, FL 32011

2025

[illegible]