

LOT 4
SHARON TRACT OR 2249/920
UTIL ESMT OR 2387-1361 & OR 2447

WILSON JAMES A JR & DIANA S
611342 RIVER RD
CALLAHAN, FL 32011

2025

29-2N-24-1050-0004-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floop	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

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Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8032.00
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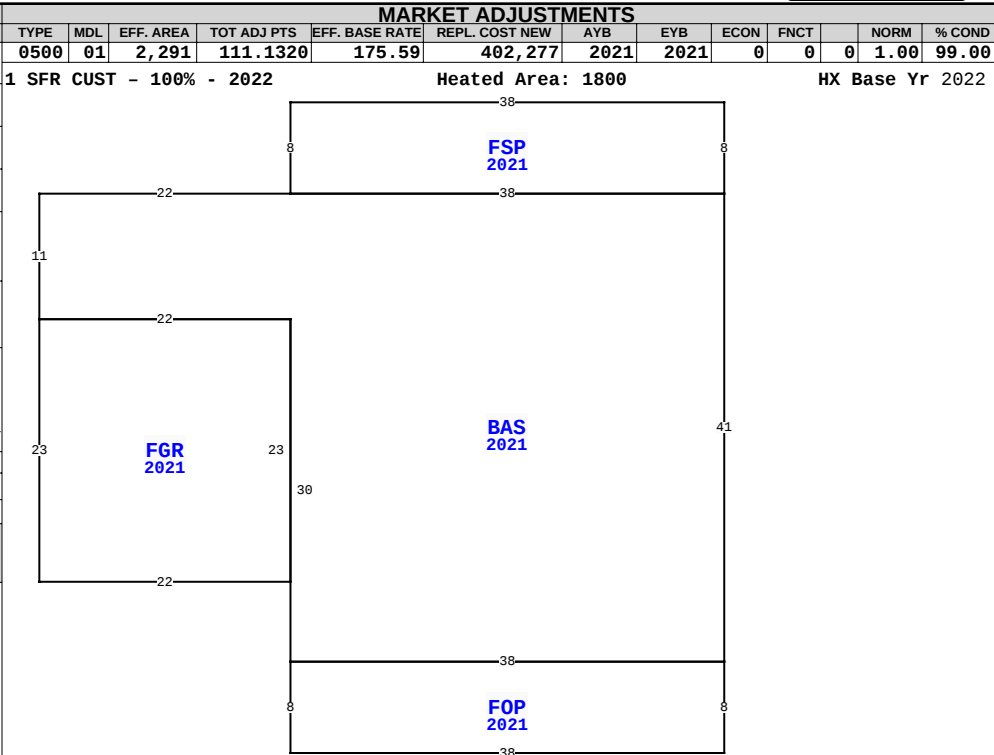
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	2021	1,800	312,901
FGR	506	55	2021	278	48,326
FOP	304	30	2021	91	15,819
FSP	304	40	2021	122	21,208
TOTALS	2,914			2,291	398,254

EXTRA FEATURES					
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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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	99	3,465	
2	0351	CARPORT MT	0	100	25	22	550.00	SF	10.00	10.00	100	2021	2021	3	90	4,950	
3	0855	CONC PAVER	0	100	0	0	565.00	SF	10.00	10.00	100	2021	2021	3	99	5,594	
4	0811	CONCRETE B	0	100	0	0	664.00	SF	5.20	5.20	100	2021	2021	3	99	3,418	

LAND DESCRIPTION																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	100		OR	0.00	0.00	7.76	AC		1.00	1.00	1.00	19,500.00	19,500.00	151,320

REVIEW DATE	12/09/2021	BY	TW
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611342 RIVER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025
INC DATE		AG DATE	MLU

TOTAL OB/XF																	
17,427																	

TOTAL OB/XF																	
17,427																	

Total Acres: 7.76	Total Land Value: 151,320	Market: 0	Agricultural: 0	Common: 151,320
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NASSAU COUNTY PROPERTY			
PAGE 1 of 2			6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		412,038	
TOTAL MARKET OB/XF VALUE		17,427	
TOTAL LAND VALUE - MARKET		151,320	
TOTAL MARKET VALUE		580,785	
SOH/AGL Deduction		254,020	
ASSESSED VALUE		326,765	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		276,043	
TOTAL JUST VALUE		580,785	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		534,927	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21011898	CARPORT	29,332	09/07/2021
21001165	GARAGE	32,201	02/02/2021
21000157	NEW CONSTR	263,919	01/12/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2305/0037	9/17/2019	SW	Q	V	02	115,000	

GRANTOR: RAYDIENT LLC							
GRANTEE: WILSON JAMES A JR &							

BUILDING NOTES							
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BUILDING DIMENSIONS							
FSP=[YR=2021] W38 S8 BAS=[YR=2021] W22 S11 FGR=[YR=2021] S23 E22 N23 W22\$ E22 S30 FOP=[YR=2021] S8 E38 N8 W38\$ E38 N41 W38\$ E38 N8\$.							

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