

LOT 5
SHARON TRACT IN OR 2298/1007
UTIL ESMT IN OR 2447-1523

FOWLER VICTORIA & CHRISTOPHER
611400 RIVER RD
CALLAHAN, FL 32011

2025

29-2N-24-1050-0005-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality 01 Quality Level 01

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 08

NEIGHBORHOOD/LOC 8032.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,194	100	2022	2,194	336,754
FGR	624	55	2022	343	52,646
FOP	192	30	2022	58	8,902
FOP	352	30	2022	106	16,270

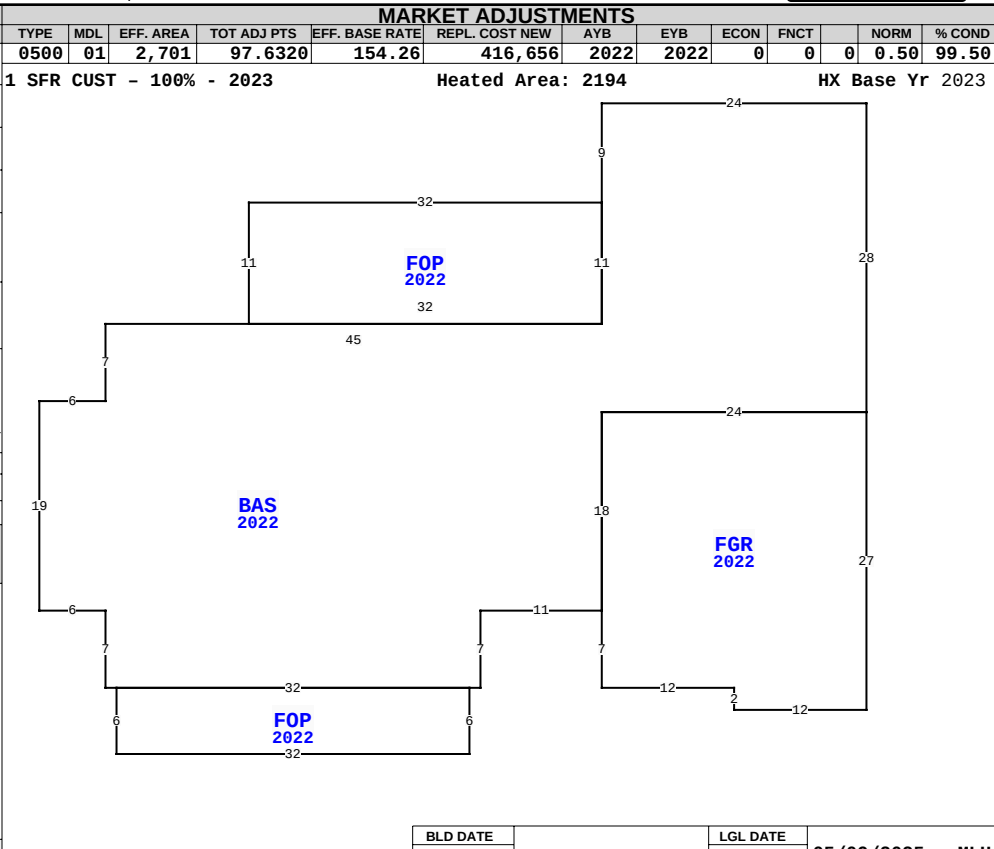
TOTALS	3,362			2,701	414,573
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EXTRA FEATURES

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
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	99	1,980	
2	0811	CONCRETE B	0	100	0	0	840.00	SF	5.20	5.20	100	2022	2022	3	99	4,324	
3	0861	POOL GUNIT	0	100	0	0	395.00	SF	85.00	85.00	100	2024	2023		98	32,904	
4	0855	CONC PAVER	0	100	0	0	515.00	SF	10.00	10.00	100	2024	2023		100	5,150	
5	0462	ST/AL FNC	0	100	0	0	336.00	SF	10.00	10.00	100	2024	2023		98	3,293	
6	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2024	2023		99	297	

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
1	000100	C	RES	100		OR	0.00	0.00	7.70	AC		1.00	1.00	1.00	19,500.00	19,500.00	150,150							



611400 RIVER RD, CALLAHAN

TOTAL OB/XF																	47,948
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NASSAU COUNTY PROPERTY																	PAGE 1 of 1	6
VALUATION SUMMARY																	STANDARD	
VALUATION BY																		
Tax Group: 6																	Tax Dist:	
BUILDING MARKET VALUE																	414,573	
TOTAL MARKET OB/XF VALUE																	47,948	
TOTAL LAND VALUE - MARKET																	150,150	
TOTAL MARKET VALUE																	612,671	
SOH/AGL Deduction																	120,783	
ASSESSED VALUE																	491,888	
TOTAL EXEMPTION VALUE																	50,722	
BASE TAXABLE VALUE																	441,166	
TOTAL JUST VALUE																	612,671	
NCON VALUE																	0	
INCOME VALUE																		
PREVIOUS YEAR MKT VALUE																	567,514	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001183	SWIM POOL	73,998	01/26/2023
22000230	CO ISSUED	0	06/08/2022
22002184	NEW CONSTR	373,501	02/08/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2436/0049	2/16/2021	WD	Q	V	01	130,000

GRANTOR: ANDERSON AUSTIN & JES

GRANTEE: FOWLER VICTORIA A &

2298/1007 7/09/2019 SW Q V 01 65,000

GRANTOR: RAYDIENT LLC

GRANTEE: ANDERSON AUSTIN & J

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W24 S9 FOP=[YR=2022] W32 S11 E32 N11\$ S11 W45
S7 W6 S19 E6 S7 E1 FOP=[YR=2022] S6 E32 N6 W32\$ E32 E1 N7
E11 FGR=[YR=2022] S7 E12 S2 E12 N27 W24 S18\$ N18 E24 N28\$.