LOT 6
SHARON TRACT OR 2249/920
ESMT IN OR 2544-781

VEAL TRAVIS
611458 RIVER RD
CALLAHAN, FL 32011

2025

29-2N-24-1050-0006-0000

NASSAU COUNTY PROPERTY

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/LAMNT 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

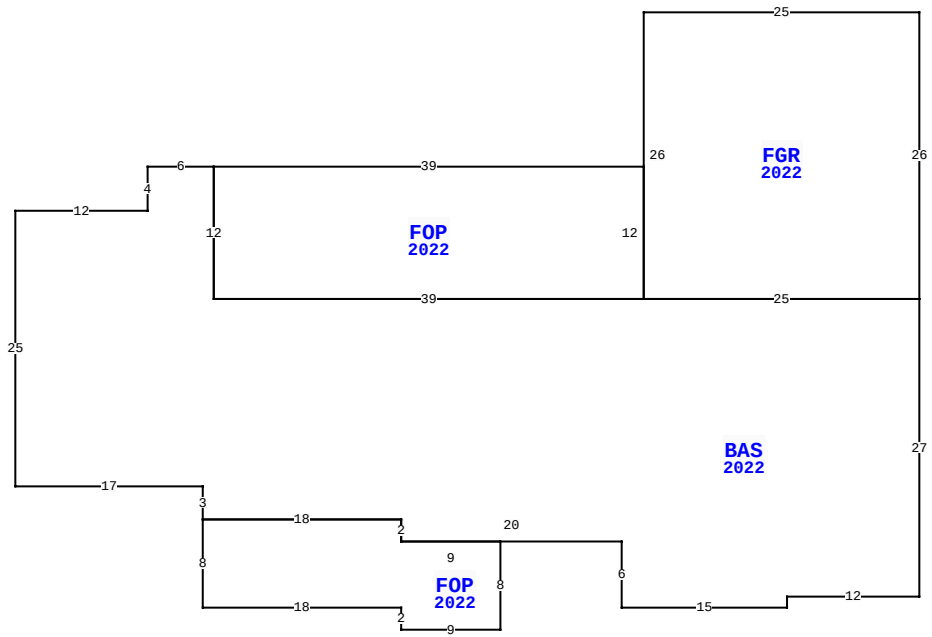
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8032.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,001	100	2022	2,001	309,839
FGR	650	55	2022	358	55,433
FOP	216	30	2022	65	10,064
FOP	468	30	2022	140	21,678
TOTALS	3,335			2,564	397,015

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,564	98.4960	155.62	399,010	2022	2022	0	0	0	0.50	99.50

1 SFR CUST – 100% - 2024 Heated Area: 2001 HX Base Yr 2024



611458 RIVER RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		397,015
TOTAL MARKET OB/XF VALUE		772
TOTAL LAND VALUE - MARKET		98,085
TOTAL MARKET VALUE		495,872
SOH/AGL Deduction		22,465
ASSESSED VALUE		473,407
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		422,685
TOTAL JUST VALUE		495,872
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		460,065

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004498	NEW CONSTR	309,245	04/12/2021
21002313	CO ISSUED	0	03/08/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2298/0723	7/29/2019	SW	Q	V	01	85,000

GRANTOR: RAYDIENT LLC
GRANTEE: VEAL TRAVIS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W25 FOP=[YR=2022] N12 W39 S12 E39$ W39 N12 W6 S4 W12 S25 E17 S3 FOP=[YR=2022] S8 E18 S2 E9 N8 W9 N2 W18$ E18 S2 E20 S6 E15 N1 E12 N27$ FGR=[YR=2022] N26 W25 S26 E25$.

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	0810	CONCRETE A	0	100	0	0	120.00	SF	6.50	6.50	100	2022	2022	3	99	772	

LAND DESCRIPTION

TOTAL OB/XF 772

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	000100	C	RES	100		OR	0.00	0.00	5.03	AC		1.00	1.00	1.00	19,500.00	19,500.00	98,085							

REVIEW DATE 09/08/2022 BY WW Total Acres: 5.03 Total Land Value: 98,085 Market: 0 Agricultural: 0 Common: 98,085 PRINTED 07/30/2025 BY SYS