

LOT 7
ESMT IN OR 2366-47
SHARON TRACT OR 2249/920

STEPHENS AMANDA & DALLAS
611510 RIVER ROAD
CALLAHAN, FL 32011

2025

29-2N-24-1050-0007-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																	
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																																														
Exterior Wall	31	HARDIE BRD 100								0500	01	3,314	94.7416	149.69	496,073	2023	2023	0	0	0	0.00	100.00	VALUATION BY																																														
Roof Structure	03	GABLE/HIP 100								1 SFR CUST - 100% - 2025										Heated Area: 2664										HX Base Yr 2025										Tax Group: 6										Tax Dist:										STANDARD									
Roof Cover	03	COMP SHNGL 100																																						BUILDING MARKET VALUE										496,073																			
Interior Wall	05	DRYWALL 100																																						TOTAL MARKET OB/XF VALUE										22,316																			
Interior Floor	13	LVT/LAMNT 70																																						TOTAL LAND VALUE - MARKET										98,085																			
Interior Floor	14	CARPET 30																																						TOTAL MARKET VALUE										616,474																			
Air Condition	03	CENTRAL 100																																						SOH/AGL Deduction										0																			
Heating Type	04	AIR DUCTED 100																																						ASSESSED VALUE										616,474																			
Bedrooms		3 100																																						TOTAL EXEMPTION VALUE										HX HB										50,722									
Bathrooms		2.5 100																																						BASE TAXABLE VALUE										565,752																			
Frame	02	WOOD FRAME 100																																						TOTAL JUST VALUE										616,474																			
Stories	1.	1. 100																																						NCON VALUE										0																			
Units		0 100																																						INCOME VALUE																													
																																										PREVIOUS YEAR MKT VALUE										589,223																	