LOT 8
ESMT IN OR 2366-45
SHARON TRACT OR 2249/920

BUNTING CODY A
611562 RIVER RD
CALLAHAN, FL 32011

2025

29-2N-24-1050-0008-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	21	STONE 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

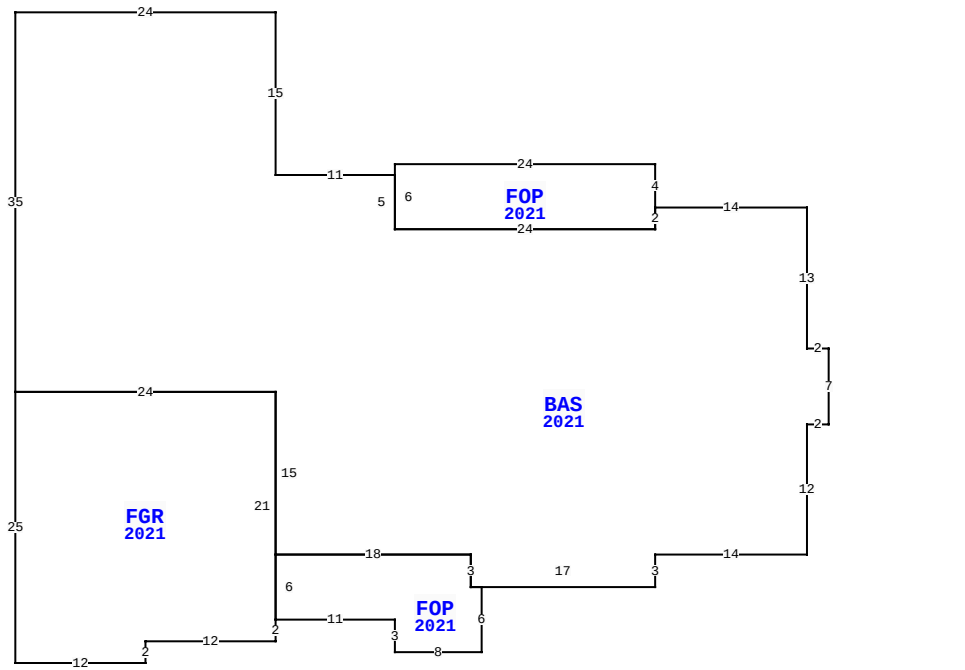
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8032.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,458	100	2021	2,458	358,518
FGR	576	55	2021	317	46,237
FOP	135	30	2021	40	5,834
FOP	144	30	2021	43	6,272
TOTALS	3,313			2,858	416,862

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,858	111.7284	147.48	421,498	2021	2021	0	0	0	1.10	98.90

1 SNGL FAM – 100% - 2022 Heated Area: 2458 HX Base Yr 2022



611562 RIVER RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		416,862
TOTAL MARKET OB/XF VALUE		28,072
TOTAL LAND VALUE - MARKET		142,800
TOTAL MARKET VALUE		587,734
SOH/AGL Deduction		145,981
ASSESSED VALUE		441,753
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		391,031
TOTAL JUST VALUE		587,734
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		522,321

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002255	CO ISSUED	0	02/25/2021
20003429	NEW CONSTR	330,812	04/22/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2296/1062	8/01/2019	SW	Q	V	01	75,000

GRANTOR: RAYDIENT LLC
GRANTEE: BUNTING CODY A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W2 N13 W14 FOP=[YR=2021] N4 W24 S6 E24 N2$ S2 W24 N5 W11 N15 W24 S35 FGR=[YR=2021] S25 E12 N2 E12 N2 FOP=[YR=2021] E11 S3 E8 N6 W1 N3 W18 S6$ N21 W24$ E24 S15 E18 S3 E17 N3 E14 N12 E2 N7$.

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	0680	POLE SHED	1	100	60	40	2,400.00	SF	10.00	10.00	100	2024	2023		98	23,520	
2	0812	CONCRETE C	1	100	0	0	1,138.00	SF	4.00	4.00	100	2024	2023		100	4,552	

LAND DESCRIPTION

TOTAL OB/XF 28,072

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	4.76	AC		1.00	1.00	1.00	30,000.00	30,000.00	142,800							

REVIEW DATE 10/24/2023 BY WWA Total Acres: 4.76 Total Land Value: 142,800 Market: 0 Agricultural: 0 Common: 142,800 PRINTED 07/30/2025 BY SYS