

N1/2 OF SEC 30-2N-24E BEING
ONLY PT LYING N OF CR 108 IN OR
(EX PT IN OR 1139/1375,

WRIGHT'S NASSAU COUNTY FAMILY LLC
61957 RIVER RD
CALLAHAN, FL 32011

2025

30-2N-24-0000-0001-0010



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	PAGE 1 of 1 6																																		
																	VALUATION BY STANDARD																																			
																	Tax Group: 6					Tax Dist:																														
																	BUILDING MARKET VALUE											0																								
																	TOTAL MARKET OB/XF VALUE											0																								
																	TOTAL LAND VALUE - MARKET											348,744																								
																	TOTAL MARKET VALUE											24,934																								
																	SOH/AGL Deduction											0																								
																	ASSESSED VALUE											24,934																								
																	TOTAL EXEMPTION VALUE											0																								
																	BASE TAXABLE VALUE											24,934																								
TOTAL JUST VALUE											348,744																																									
NCON VALUE											0																																									
INCOME VALUE																																																				
PREVIOUS YEAR MKT VALUE											317,109																																									
DOR CODE						5600TIMBERLAND 70-79																																														
MAP NUM						MKT AREA 08																																														
NEIGHBORHOOD/LOC						8001.00																																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																															
TOTALS																																																				
EXTRA FEATURES						RIVER RD, CALLAHAN																																														
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																																					
LAND DESCRIPTION																																																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																												
1	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	38.27	AC		1.00	1.00	1.00	390.00	390.00	14,925																																			
2	006005	A	PASTURE - GR	0		OR	0.00	0.00	25.00	AC		1.00	1.00	1.00	370.00	370.00	9,250																																			
3	009400	C	RIGHT-OF-WAY	0		OR	0.00	0.00	7.59	AC		1.00	1.00	1.00	100.00	100.00	759																																			
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	63.27	AC		1.00	1.00	1.00	5,500.00	5,500.00	347,985																																			
REVIEW DATE 05/09/2025 BY MLU																	Total Acres: 70.86						Total Land Value: 24,934						Market: 347,985						Agricultural: 24,175						Common: 759						PRINTED 07/30/2025 BY SYS					