PT OF NW1/4 OF SEC 30-2N-24E
IN OR 2224/1583
{R672269 & R672270}

MURRELL CHRISTIAN & KATHERINE
61544 RIVER RD
CALLAHAN, FL 32011

2025

30-2N-24-0000-0002-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

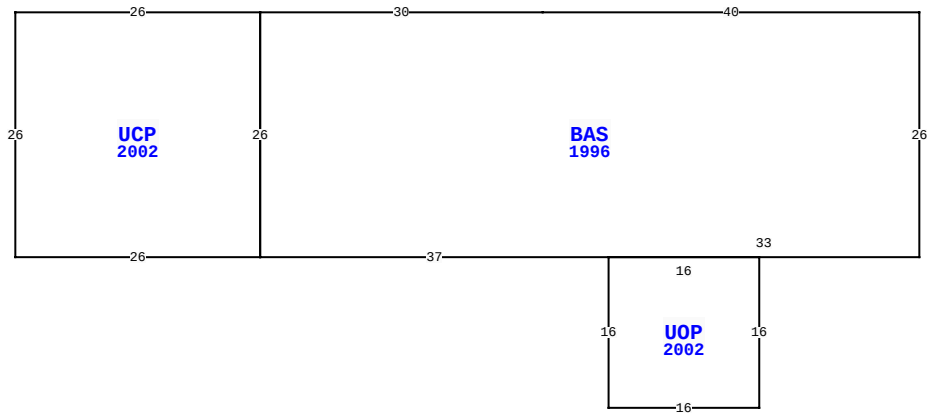
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,820	100	1996	1,820	111,684
UCP	676	20	2002	135	8,284
UOP	256	25	2002	64	3,927
TOTALS	2,752			2,019	123,896

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,019	128.9200	109.58	221,242	1996	2006	0	0	0	44.00	56.00

1 M/H 94+ – 100% - 2019 Heated Area: 1820 HX Base Yr 2019



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

61544 RIVER RD, CALLAHAN

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		123,896
TOTAL MARKET OB/XF VALUE		6,703
TOTAL LAND VALUE - MARKET		101,150
TOTAL MARKET VALUE		231,749
SOH/AGL Deduction		95,853
ASSESSED VALUE		135,896
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		85,174
TOTAL JUST VALUE		231,749
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		208,101

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2224/1583	9/17/2018	WD	Q	I	01	137,000
GRANTOR: LEDFORD JOHN H						
GRANTEE: MURRELL CHRISTIAN B						
2008/1856	10/07/2015	SW	U	I	12	61,000
GRANTOR: FANNIE MAE						
GRANTEE: LEDFORD JOHN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996;ORIG=0,0] W40 W30 S26 E37 E33 N26 $
UCP=[YR=2002;ORIG=-70,0] W26 S26 E26 N26 $
UOP=[YR=2002;ORIG=-33,26] S16 E16 N16 W16 $
.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	77	2,695	
2	0681	POLE SHED	0	100	24	11	264.00	SF	15.00	15.00	100	1997	1997	3	24	950	
3	0510	GARAGE WD-	0	100	24	12	288.00	SF	28.00	28.00	100	1997	1997	3	24	1,935	
4	0681	POLE SHED	0	100	24	13	312.00	SF	15.00	15.00	100	1997	1997	3	24	1,123	

LAND DESCRIPTION

TOTAL OB/XF 6,703

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	0004	OR	0.00	0.00	2.89	AC		1.00	1.00	1.00	35,000.00	35,000.00	101,150							

REVIEW DATE 08/05/2021 BY TWA Total Acres: 2.89 Total Land Value: 101,150 Market: 0 Agricultural: 0 Common: 101,150 PRINTED 07/30/2025 BY SYS