PT NW1/4 OF SEC 30-2N-24E
IN OR 2562-1615
OREMC ESMT IN OR 2630-1206

CARP DANIEL J & SONYA C
61358 RIVER RD
CALLAHAN, FL 32011

2025

30-2N-24-0000-0002-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

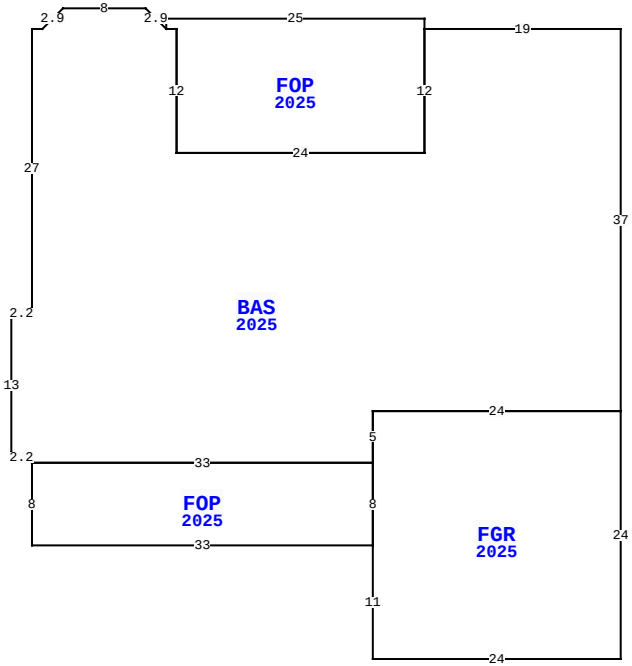
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	31	HARDIE BRD 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	01	Quality Level 01
DOR CODE	5000	IMPROVED AG
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	2,034	100	2025	2,034	316,531
FGR	576	55	2025	317	49,332
FOP	264	30	2025	79	12,294
FOP	313	30	2025	94	14,628
TOTALS	3,187			2,524	392,785

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,524	98.4960	155.62	392,785	2024	2024	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2025 Heated Area: 2034 HX Base Yr 2025



61358 RIVER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	01/17/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		392,785
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		240,000
TOTAL MARKET VALUE		441,115
SOH/AGL Deduction		164,093
ASSESSED VALUE		277,022
TOTAL EXEMPTION VALUE	HX HB DD	60,722
BASE TAXABLE VALUE		216,300
TOTAL JUST VALUE		632,785
NCON VALUE		392,785
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		190,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240003404	NEW SFR T-3191/H-	399,008	03/26/2024
230006987	NEW SFR	399,008	05/30/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2562/1615	4/26/2022	WD	Q	V	02	250,000
GRANTOR: TANNER DONALD G JR						
GRANTEE: CARP DANIEL J & SON						
2481/1279	7/22/2021	QC	U	V	11	100
GRANTOR: TANNER DONALD G JR						
GRANTEE: TANNER DONALD G JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=78,-2] W19 S12 W24 N12 W1 U2L2 W8 D2L2 W1 S27 D1L2 S13 D1R2 E33 N5 E24 N37 $
FGR=[YR=2025;ORIG=78,35] W24 S5 S8 S11 E24 N24 $
FOP=[YR=2025;ORIG=34,-3] E25 S1 S12 W24 N12 W1 N1 $
FOP=[YR=2025;ORIG=21,40] E33 S8 W33 N8 $
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EXTRA FEATURES

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

TOTAL OB/XF 0

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	005000	C	AGRICULTURAL	100					1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	370.00	370.00	3,330							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	195,000							

REVIEW DATE 04/29/2024 BY WW Total Acres: 10.00 Total Land Value: 48,330 Market: 195,000 Agricultural: 3,330 Common: 45,000 PRINTED 07/30/2025 BY SYS