

LOT 2
ESMT OR 1056/710
RIVER ROAD ESTATES PB 6/65

BASS JOSHUA KEITH & TERRIE A
61844 RIVER ROAD
CALLAHAN, FL 32011

2025

30-2N-24-1830-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	30	VINYL 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	13	LVT/LAMNT 50
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
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8001.00
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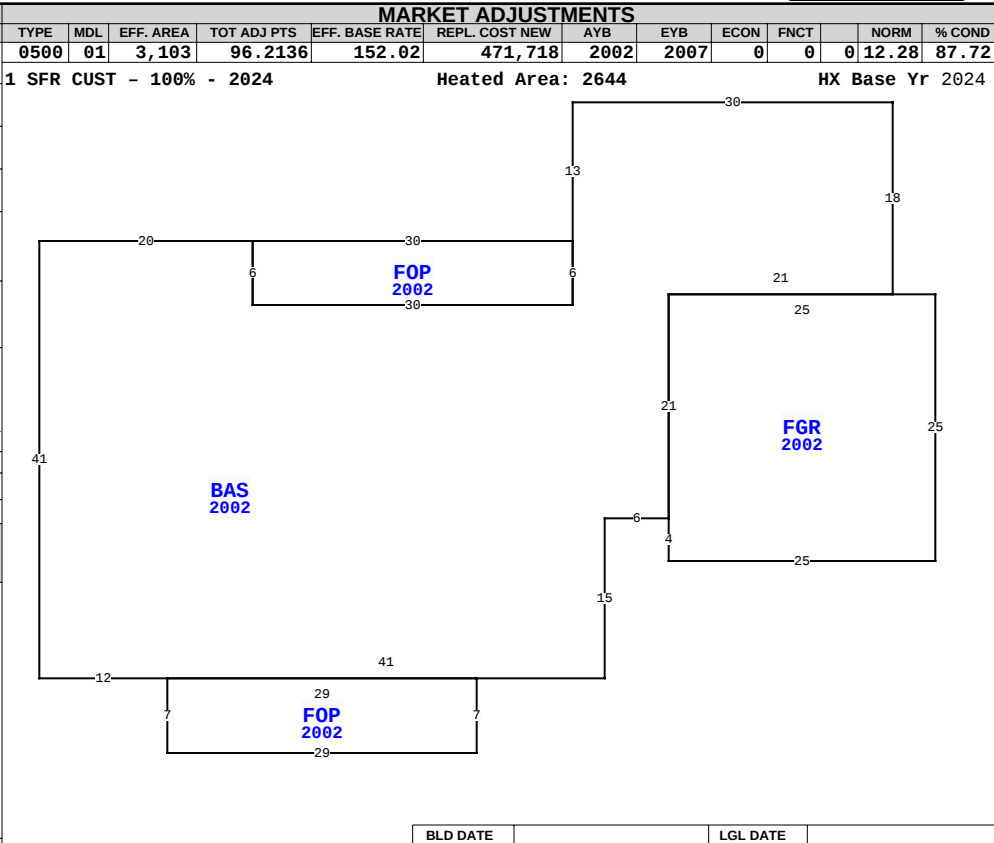
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,644	100	2002	2,644	352,583
FGR	625	55	2002	344	45,873
FOP	180	30	2002	54	7,201
FOP	203	30	2002	61	8,134
TOTALS	3,652			3,103	413,791

EXTRA FEATURES	
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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
1	0812	CONCRETE C	0	100	0	0	1,130.00	SF	4.00	4.00	100	2002	2002	3	80	3,616	
2	0350	CARPORT WD	0	100	24	20	480.00	SF	13.00	13.00	100	2003	2003	3	20	1,248	
3	0681	POLE SHED	0	100	30	24	720.00	SF	15.00	15.00	100	2003	2003	3	30	3,240	
4	0462	ST/AL FNC	0	100	14	4	56.00	SF	10.00	10.00	100	2005	2005	3	36	202	

LAND DESCRIPTION	
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	5.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	97,500							



61844 RIVER RD, CALLAHAN

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

TOTAL OB/XF	8,306
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		413,791	
TOTAL MARKET OB/XF VALUE		8,306	
TOTAL LAND VALUE - MARKET		97,500	
TOTAL MARKET VALUE		519,597	
SOH/AGL Deduction		204,690	
ASSESSED VALUE		314,907	
TOTAL EXEMPTION VALUE		HX HB VX	55,722
BASE TAXABLE VALUE		259,185	
TOTAL JUST VALUE		519,597	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		484,797	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21008522	NEW SHNGLES	19,908	06/29/2021
0310614	NEW CONSTR	0	01/10/2003
B029620	NEW CONSTR	166,205	05/01/2002
R024078	NEW CONSTR	2,500	05/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2616/1929	1/30/2023	WD	Q	I	01	622,000
GRANTOR: COKER REGINALD C & DE						
GRANTEE: BASS JOSHUA KEITH &						
0970/0964	2/12/2001	WD	Q	V		50,000
GRANTOR: TANNER DONALD GENE &						
GRANTEE: COKER REGINALD & DE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W30 S13 FOP=[YR=2002] W30 S6 E30 N6\$ S6 W30 N6 W20 S41 E12 FOP=[YR=2002] S7 E29 N7 W29\$ E41 N15 E6 FGR=[YR=2002] S4 E25 N25 W25 S21\$ N21 E21 N18\$.