LOT 4
IN OR 2015/146
RIVER ROAD ESTATES PB 6/65

LANDRUM PEGGY LYNNE/LANDRUM ASHLEY LYNNE
PO BOX 2052
CALLAHAN, FL 32011

2025

30-2N-24-1830-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
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
Occupancy	00	NONE 100
Quality	01	Quality Level 01

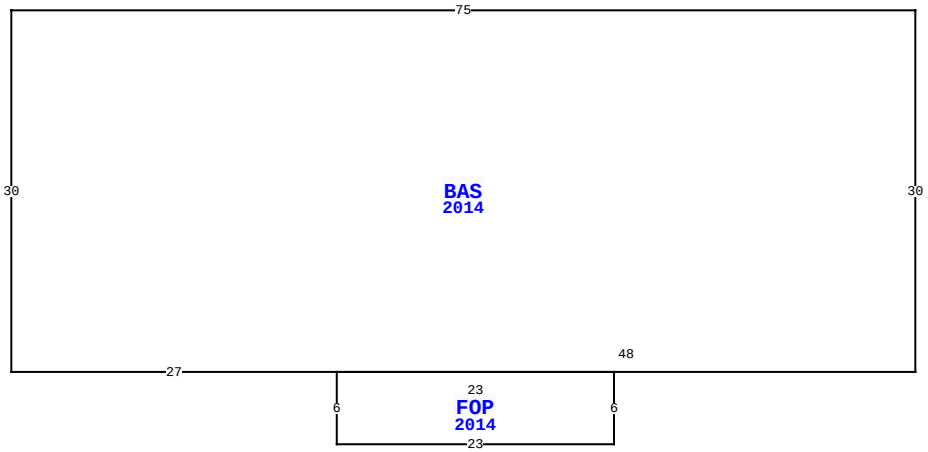
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,250	100	2014	2,250	335,979
FOP	138	30	2014	41	6,123
TOTALS	2,388			2,291	342,101

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,291	98.9604	156.36	358,221	2014	2014	0	0	0	4.50	95.50

1 SFR CUST – 100% - 0 Heated Area: 2250 HX Base Yr



61962 RIVER RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		342,101
TOTAL MARKET OB/XF VALUE		27,666
TOTAL LAND VALUE - MARKET		97,500
TOTAL MARKET VALUE		467,267
SOH/AGL Deduction		196,460
ASSESSED VALUE		270,807
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		215,085
TOTAL JUST VALUE		467,267
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		435,176

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530497	XFOB	56,157	05/01/2015
B1428566	CO ISSUED	0	09/19/2014
B1428849	ADDITION	55,054	06/01/2014
1428566	NEW CONSTR	252,187	04/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2015/0146	2/11/2014	WD	U	I	11	100
GRANTOR: BROWN TIMOTHY C & GLO						
GRANTEE: LANDRUM PEGGY LYNN						
1903/0610	2/11/2014	WD	Q	V	02	62,000
GRANTOR: BROWN TIMOTHY C & GLO						
GRANTEE: LANDRUM PEGGY LYNNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W75 S30 E27 FOP=[YR=2014] S6 E23 N6 W23$ E48 N30$.

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	0200	BARN WD 0-	0	100	36	36	1,296.00	SF	20.00	20.00	100	2014	2014	3	71	18,403	
2	0811	CONCRETE B	0	100	75	25	1,875.00	SF	5.20	5.20	100	2015	2015	3	95	9,263	

LAND DESCRIPTION

TOTAL OB/XF 27,666

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	5.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	97,500							

REVIEW DATE 04/06/2020 BY TWA Total Acres: 5.00 Total Land Value: 97,500 Market: 0 Agricultural: 0 Common: 97,500 PRINTED 07/30/2025 BY SYS