LOTS 2, 7 & 8
RIVER ROAD ESTATES #2 PB 6/211

BOWERMAN REVOCABLE FAMILY TRUST/BOWERMAN LORY M TR
61182 RIVER RD
CALLAHAN, FL 32011

2025

30-2N-24-1831-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

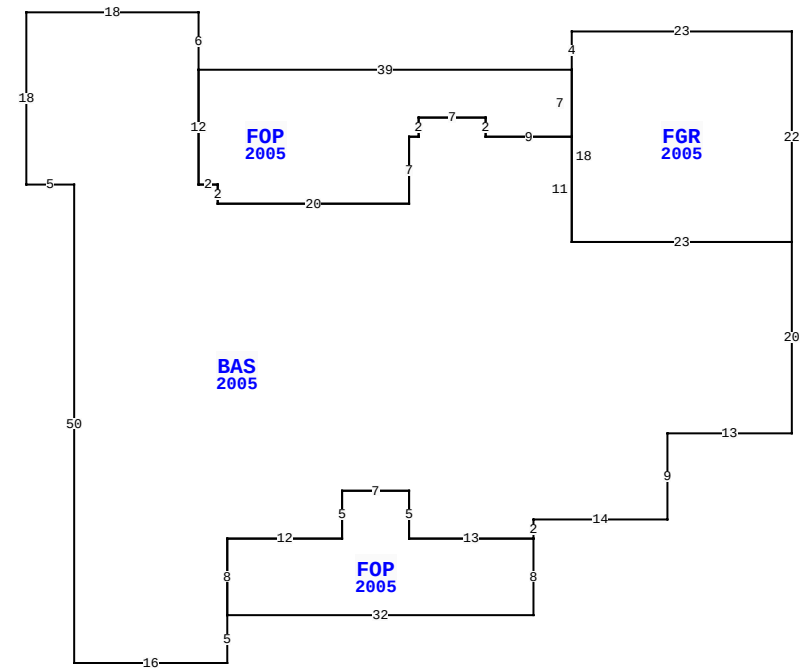
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	30	VINYL 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
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
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,022	100	2005	3,022	413,412
FGR	506	55	2005	278	38,030
FOP	291	30	2005	87	11,902
FOP	409	30	2005	123	16,827
TOTALS	4,228			3,510	480,171

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,510	96.3090	152.17	534,117	2005	2010	0	0	0	10.10	89.90

1 SFR CUST – 100% - 2023 Heated Area: 3022 HX Base Yr 2023



61182 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		493,727
TOTAL MARKET OB/XF VALUE		21,066
TOTAL LAND VALUE - MARKET		123,435
TOTAL MARKET VALUE		638,228
SOH/AGL Deduction		128,596
ASSESSED VALUE		509,632
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		458,910
TOTAL JUST VALUE		638,228
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		628,427

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230008788	CO ISSUED		07/10/2023
23003397	MH MOVE-ON	0	03/14/2023
23001606	GARAGE	83,764	02/06/2023
22004396	REPAIR/RRF	20,000	03/21/2022
M0509200	MECH OTHER	0	02/01/2005
P08979	OTHER	0	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2705/1078	4/08/2024	WD	U	I	11	100
GRANTOR: BOWERMAN LORY M & ROY						
GRANTEE: BOWERMAN REVOCABLE						
2565/1242	5/18/2022	WD	Q	I	05	650,000
GRANTOR: LAWSON PHILIP M & YOL						
GRANTEE: BOWERMAN LORY M & R						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2005] W23 S4 FOP=[YR=2005] W39 BAS=[YR=2005] N6 W18 S18 E5 S50 E16 N5 FOP=[YR=2005] E32 N8 W13 N5 W7 S5 W12 S8$ N8 E12 N5 E7 S5 E13 N2 E14 N9 E13 N20 W23 N11 W9 N2 W7 S2 W1 S7 W20 N2 W2 N12$ S12 E2 S2 E20 N7 E1 N2 E7 S2 E9 N7 $ S18 E23 N22$.

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	2005	2005	3	88	3,080	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		100	6,000	
3	0811	CONCRETE B	0	100	0	0	936.00	SF	5.20	5.20	100	2005	2005	3	84	4,088	
4	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		100	6,000	
5	0810	CONCRETE A	1	100	0	0	292.00	SF	6.50	6.50	100	2024	2023		100	1,898	

LAND DESCRIPTION

TOTAL OB/XF 21,066

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	6.33	AC		1.00	1.00	1.00	19,500.00	19,500.00	123,435							

REVIEW DATE 02/26/2024 BY WWA Total Acres: 6.33 Total Land Value: 123,435 Market: 0 Agricultural: 0 Common: 123,435 PRINTED 07/30/2025 BY SYS

LOTS 2, 7 & 8
RIVER ROAD ESTATES #2 PB 6/211

BOWERMAN REVOCABLE FAMILY TRUST/BOWERMAN LORY M TR
61182 RIVER RD
CALLAHAN, FL 32011

2025

30-2N-24-1831-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

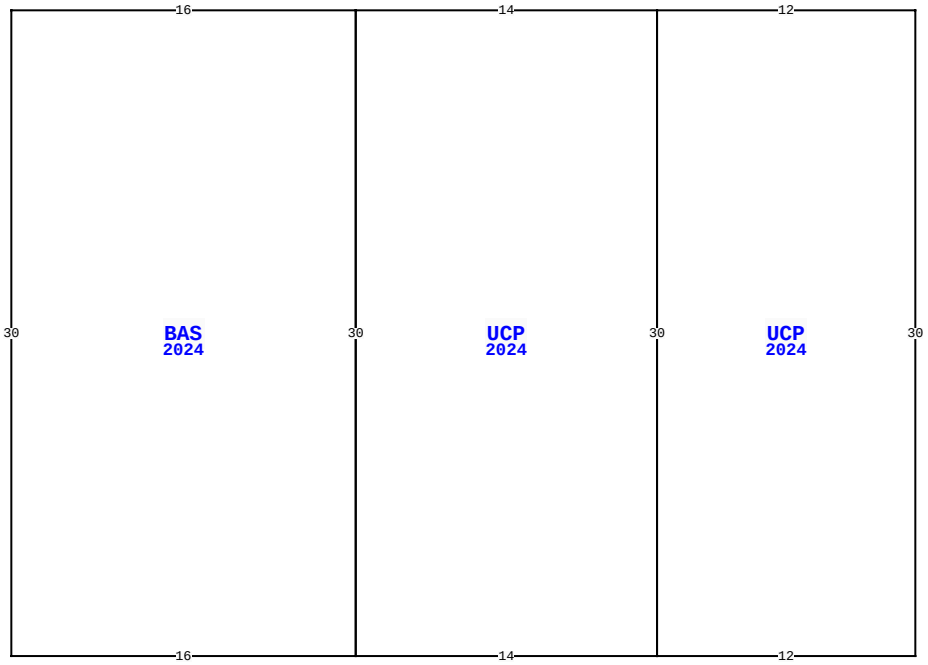
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100	2024	480	10,231
UCP	360	20	2024	72	1,535
UCP	420	20	2024	84	1,791
TOTALS	1,260			636	13,556

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	636	58.1900	21.53	13,693	2023	2023	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2024 Heated Area: 480 HX Base Yr 2023



61182 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		493,727
TOTAL MARKET OB/XF VALUE		21,066
TOTAL LAND VALUE - MARKET		123,435
TOTAL MARKET VALUE		638,228
SOH/AGL Deduction		128,596
ASSESSED VALUE		509,632
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		458,910
TOTAL JUST VALUE		638,228
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		628,427

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B13995	NEW CONSTR	0	01/01/2005
W04262	NEW CONSTR	0	01/03/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2705/1078	4/08/2024	WD	U	I	11	100
GRANTOR: BOWERMAN LORY M & ROY						
GRANTEE: BOWERMAN REVOCABLE						
2565/1242	5/18/2022	WD	Q	I	05	650,000
GRANTOR: LAWSON PHILIP M & YOL						
GRANTEE: BOWERMAN LORY M & R						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2024;ORIG=80,10] E12 S30 W12 N30 $
UCP=[YR=2024;ORIG=66,10] E14 S30 W14 N30 $
BAS=[YR=2024;ORIG=50,10] E16 S30 W16 N30 $
.

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

REVIEW DATE 02/26/2024 BY WWA Total Acres: 6.33 Total Land Value: 123,435 Market: 0 Agricultural: 0 Common: 123,435 PRINTED 07/30/2025 BY SYS