

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structur

1502

CONC BLOCK 100
SHED 100

RMS
Stories
Class

070100

CONC TILE 100
MINIMUM 100

Interior Floo
Ceiling

0302

CONC FINSH 100
F.NOT SUS 100

Air Condition
Heating Type

0203

WINDOW 100
FORCED AIR 100

Plumbing
Frame

0303

0 100
MASONRY 100

Story Height

9 100

Units
Occupancy

0000

0 100
NONE 100

Quality

03

Quality Level 03

DOR CODE

9100

UTILITIES

MAP NUM

MKT AREA

08

NEIGHBORHOOD/LOC

8026.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

216

100

2000

216

6,131

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% CONDDOR CODE

480306

216

89.9262

41.14

8,886

2000

2000

0

0

31.00

69.00

9100

1 STOR WAREH - 0% - 0

Heated Area: 216

HX Base Yr

BLD DATE

XF DATE

INC DATE

04/27/2022

04/27/2022

KK

LGL DATE

LAND DATE

AG DATE

04/25/2025

MLU

EXTRA FEATURES

616322 RIVER RD, CALLAHAN

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

0430

CL FNC 6B

0000

760.00

LF

9.70

9.70

100

2000

2000

3

48

3,539

2

0464

FNC GT 10'

0000

4.00

UT

350.00

350.00

100

2000

2000

3

48

672

3

0978

SECURTY LT

0000

10.00

UT

225.00

225.00

100

2000

2000

3

48

1,080

LAND DESCRIPTION

TOTAL OB/XF

5,291

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

009100

C

UTILITY

0

OR

0.00

0.00

6.66

AC

1.00

1.00

0.56

19,000.00

10,640.00

70,862

REVIEW DATE

02/01/2024

BY

KBA

Total Acres: 6.66

Total Land Value: 70,862

Market: 0

Agricultural: 0

Common: 70,862

PRINTED 07/30/2025 BY SYS

NASSAU COUNTY PROPERTY

PAGE 1 of 1

685

VALUATION SUMMARY

VALUATION BY

Tax Group: 6

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

6,131

5,291

70,862

82,284

3,399

78,885

0

78,885

82,284

0

0

71,714

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

V I

RSN CD

SALE PRICE

0864/0583

1/26/1999

WD

U

V

09

1,354,571

GRANTOR: OKEFENOKE RURAL ELECT

GRANTEE: GEORGIA TRANSMISSIO

0206/0619

1/01/1975

WD

Q

V

20,300

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W18 S12 E18 N12\$.