SW1/4 OF NW1/4
IN OR 2233/1962
EX 2-1 THRU 2-10

TEMPLE ERIC H & ERIN
615402 RIVER ROAD
CALLAHAN, FL 32011

2025

35-2N-24-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

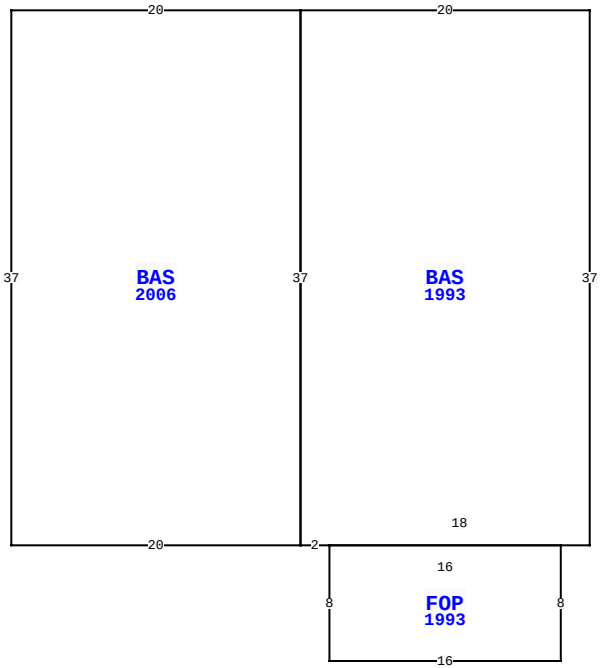
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	740	100	1993	740	79,714
BAS	740	100	2006	740	79,714
FOP	128	30	1993	38	4,094
TOTALS	1,608			1,518	163,522

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,518	127.8570	127.86	194,091	1990	1990	0	0	0	15.75	84.25

1 SINGLE FAM – 0% - 0 Heated Area: 1480 HX Base Yr



34002 FOX HOUND TRL, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	01/17/2025 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	163,522
TOTAL MARKET OB/XF VALUE	8,062
TOTAL LAND VALUE - MARKET	271,500
TOTAL MARKET VALUE	245,854
SOH/AGL Deduction	51,678
ASSESSED VALUE	194,176
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	194,176
TOTAL JUST VALUE	443,084
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	419,217

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8810	MH MOVE-ON	14,127	02/20/1992
6474	ADDITION	2,000	05/17/1990
6372	XFOB	19,080	03/27/1990
6247	TEMP POLE	0	10/16/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2233/1962	10/12/2018	QC	U	I	11	100
GRANTOR: TEMPLE ERIC H & ERIN						
GRANTEE: TEMPLE ERIC H & ERI						
1743/1100	6/15/2011	QC	U	I	11	100
GRANTOR: TEMPLE TRINA						
GRANTEE: TEMPLE ERIC H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 BAS=[YR=2006] W20 S37 E20 N37$ S37 E2
FOP=[YR=1993] S8 E16 N8 W16$ E18 N37$.

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	0350	CARPORT WD	0	0	42	30	1,260.00	SF	9.75	9.75	100	2002	2002	3	20	2,457	
2	0810	CONCRETE A	0	0	0	0	61.00	SF	6.50	6.50	100	2001	2001	3	79	313	
3	0681	POLE SHED	0	0	0	0	588.00	SF	15.00	15.00	100	2011	2011	3	60	5,292	

LAND DESCRIPTION

TOTAL OB/XF 8,062

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	005000	C	AGRICULTURAL	0	0007	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	370.00	370.00	3,700							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	190.00	190.00	570							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	13.00	AC		1.00	1.00	1.00	15,500.00	15,500.00	201,500							

REVIEW DATE 04/06/2020 BY TWA Total Acres: 15.00 Total Land Value: 74,270 Market: 201,500 Agricultural: 4,270 Common: 70,000 PRINTED 07/30/2025 BY SYS