ALL OF SEC 7-2N-24E
IN OR 1139/1372
(EX PWR LINE ESMT OR 332/153)

WRIGHTS NASSAU COUNTY FAMILY LLC
61957 RIVER ROAD
CALLAHAN, FL 32011

2026

07-2N-24-0000-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 70
Interior Wall	04	PLYWOOD 30
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

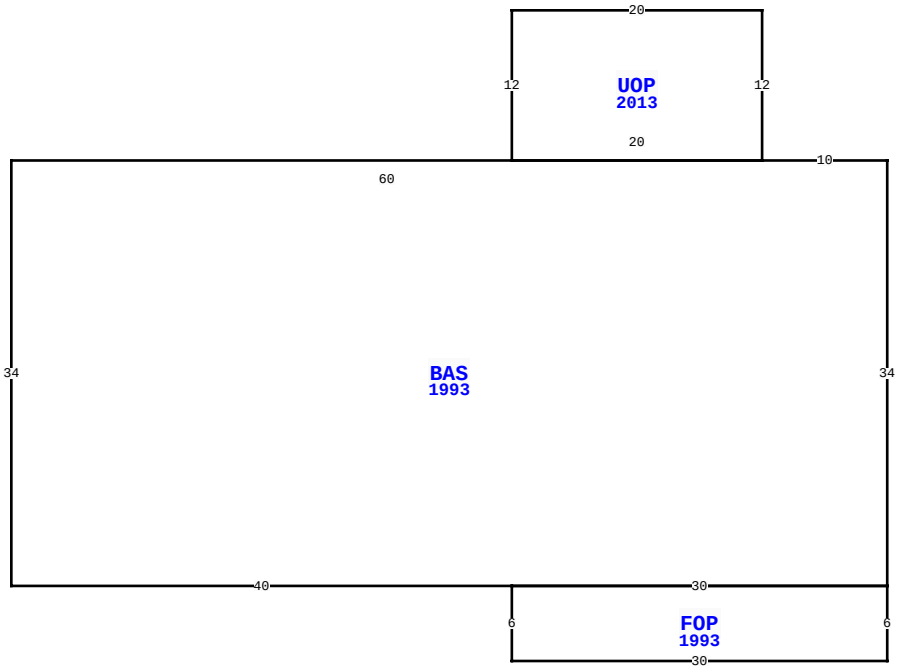
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,380	100	1993	2,380	233,704
FOP	180	30	1993	54	5,303
UOP	240	20	2013	48	4,713
TOTALS	2,800			2,482	243,720

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,482	114.0480	119.75	297,220	1989	1989	0	0	0	18.00	82.00

1 SINGLE FAM 0% - 0 Heated Area: 2380 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/27/2026 MLU
INC DATE		AG DATE	01/17/2025 KBA

24614 BROOMSAGE PRESERVE RD, CALLAHAN

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	243,720
TOTAL MARKET OB/XF VALUE	5,670
TOTAL LAND VALUE - MARKET	1,987,497
TOTAL MARKET VALUE	474,329
SOH/AGL Deduction	0
ASSESSED VALUE	474,329
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	474,329
TOTAL JUST VALUE	2,236,887
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,204,771

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1139/1372	5/23/2003	QC	Q	I	01	955,300

GRANTOR: WRIGHT W P & M J

GRANTEE: WRIGHTS NASSAU COUN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 UOP=[YR=2013] N12 W20 S12 E20$ W60 S34 E40
FOP=[YR=1993] S6E30 N6 W30$ E30 N34$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	62	2,170	
2	0510	GARAGE WD-	0	0	20	25	500.00	SF	35.00	35.00	100	1993	1993	3	20	3,500	

LAND DESCRIPTION

TOTAL OB/XF 5,670

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	1.00	AC		1.00	1.00	1.00	3,100.00	3,100.00	3,100							
2	009400	C	RIGHT-OF-WAY	0		OR	0.00	0.00	34.97	AC		1.00	1.00	1.00	100.00	100.00	3,497							
3	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	434.03	AC		1.00	1.00	1.00	395.00	395.00	171,442							
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	120.00	AC		1.00	1.00	1.00	170.00	170.00	20,400							
5	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	50.00	AC		1.00	1.00	1.00	530.00	530.00	26,500							
6	009910	M	MARKET VALUE	0		OR	0.00	0.00	639.00	AC		1.00	1.00	1.00	3,100.00	3,100.00	1,980,900							

REVIEW DATE 01/01/2023 BY CD Total Acres: 640.00 Total Land Value: 224,939 Market: 1,980,900 Agricultural: 218,342 Common: 6,597 PRINTED 07/09/2026 BY SYS