IN OR 2297/1068

DELL MIRAH LEWIS L/E/
615345 RIVER ROAD
CALLAHAN, FL 32011

2026

25-2N-24-0000-0007-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

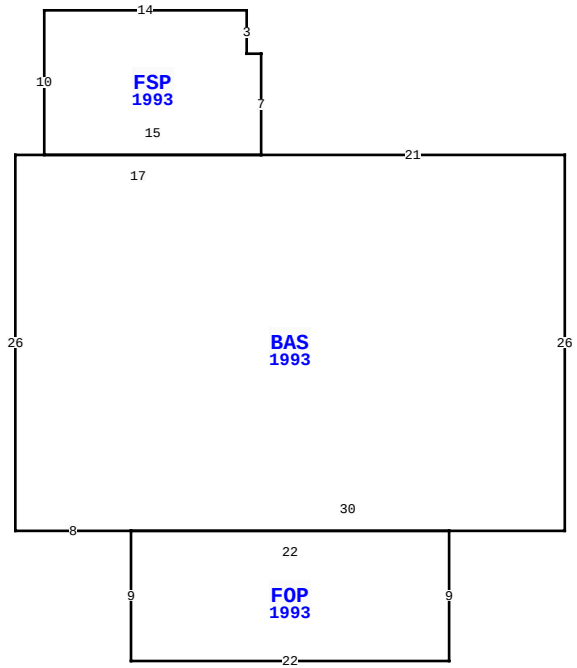
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	988	100	1993	988	88,492
FOP	198	30	1993	59	5,285
FSP	147	40	1993	59	5,285
TOTALS	1,333			1,106	99,060

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,106	117.6600	123.54	136,635	1944	1944	0	0	0	27.50	72.50

1 SINGLE FAM 100% - 2022 Heated Area: 988 HX Base Yr



615345 RIVER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		125,302
TOTAL MARKET OB/XF VALUE		728
TOTAL LAND VALUE - MARKET		42,800
TOTAL MARKET VALUE		168,830
SOH/AGL Deduction		20,996
ASSESSED VALUE		147,834
TOTAL EXEMPTION VALUE	13	129,217
BASE TAXABLE VALUE		18,617
TOTAL JUST VALUE		168,830
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		168,356

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9502333	REPAIR/RRF	8,000	12/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2297/1068	8/13/2019	LE	U	I	11	100
GRANTOR: DELL RUBY EVA & MIRAH						
GRANTEE: BRYANT BRANDY						
0629/0236	6/19/1991	PR	Q	I	01	100
GRANTOR: BRYANT SHARON P/R						
GRANTEE: CONWAY RUBY EVA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 FSP=[YR=1993] N7 W1 N3 W14 S10 E15$ W17 S26 E8 FOP=[YR=1993] S9 E22 N9 W22$ E30 N26 $.

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
2	0350	CARPORT WD	0	100	14	20	280.00	SF	13.00	13.00	100	1991	1991	3	20	728	

LAND DESCRIPTION

TOTAL OB/XF 728

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	1.07	AC		1.00	1.00	1.00	40,000.00	40,000.00	42,800							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.07 Total Land Value: 42,800 Market: 0 Agricultural: 0 Common: 42,800 PRINTED 07/09/2026 BY SYS

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2026

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BUILDING CHARACTERISTICS

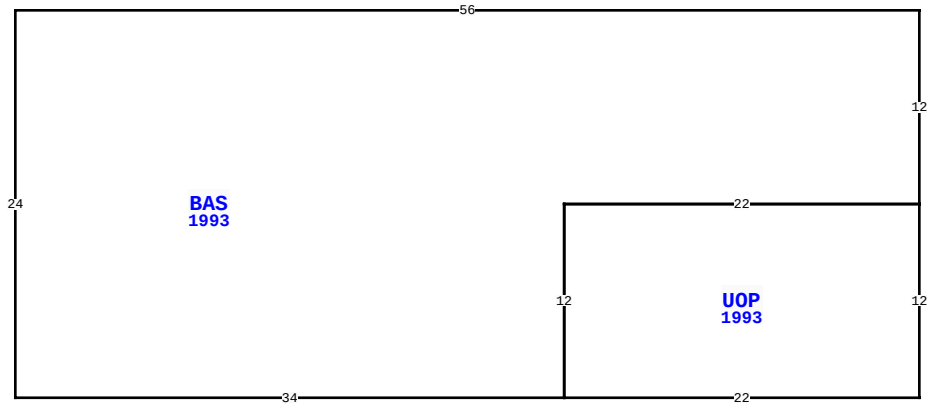
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 20
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
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	1,080	100	1993	1,080	24,731
UOP	264	25	1993	66	1,511
TOTALS	1,344			1,146	26,242

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,146	89.8000	76.33	87,474	1970	1970	0	0	0	70.00	30.00

2 M/H 93- 0% - 2022 Heated Area: 1080 HX Base Yr



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GRANTEE: BRYANT BRANDY						
0629/0236	6/19/1991	PR	Q	I	01	100
GRANTOR: BRYANT SHARON P/R						
GRANTEE: CONWAY RUBY EVA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S24 E34 UOP=[YR=1993] E22 N12 W22 S12$ N12 E22 N12$.

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 01/01/2023 BY CD Total Acres: 1.07 Total Land Value: 42,800 Market: 0 Agricultural: 0 Common: 42,800 PRINTED 07/09/2026 BY SYS