IN OR 2336/1614
(EX OR 18/520)
EX 8-1 & 8-2

SLUDER SAMANTHA & RICHARD
615474 RIVER RD
CALLAHAN, FL 32011

2026

25-2N-24-0000-0008-0000

BUILDING CHARACTERISTICS

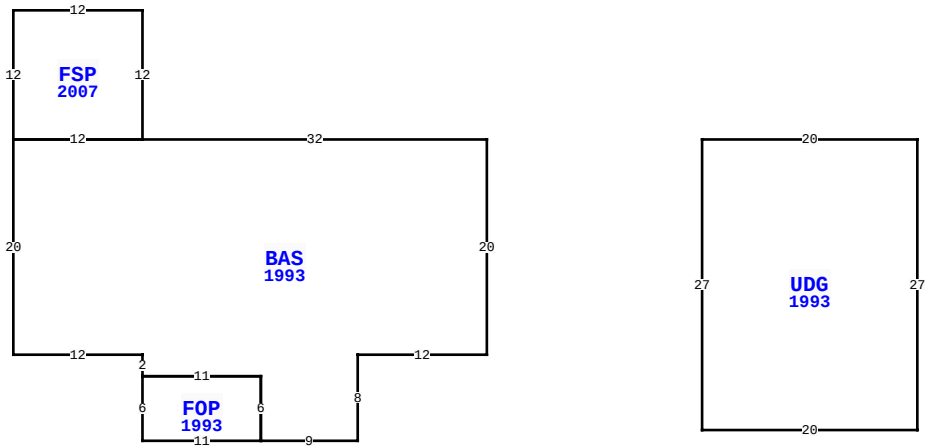
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	974	100	1993	974	102,504
FOP	66	30	1993	20	2,105
FSP	144	40	2007	58	6,104
UDG	540	55	1993	297	31,256
TOTALS	1,724			1,349	141,969

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,349	131.4456	138.02	186,189	1959	1959	0	0	0	23.75	76.25

1 SINGLE FAM 100% - 2021 Heated Area: 974 HX Base Yr 2021



615474 RIVER RD, CALLAHAN

BLD DATE	02/14/2008 JH	LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	141,969
TOTAL MARKET OB/XF VALUE	1,008
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	182,977
SOH/AGL Deduction	46,255
ASSESSED VALUE	136,722
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	85,311
TOTAL JUST VALUE	182,977
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	191,148

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1414206	REPAIR/RRF	2,200	12/01/2014
8220	REPAIR/RRF	2,200	07/01/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2336/1614	1/27/2020	WD	Q	I	01	150,000
GRANTOR: MITCHELL CHASE C						
GRANTEE: SLUDER SAMANTHA & R						
1940/1450	9/26/2014	WD	P	I	98	107,000
GRANTOR: REED MICHAEL C & KATH						
GRANTEE: MITCHELL CHASE C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32FSP=[YR=2007] N12W12S12 E12$W12 S20 E12 S2
FOP=[YR=1993] S6 E11 N6 W11$ E11 S6 E9 N8 E12 N20$ PTR= E20
UDG=[YR=1993] E20 S27 W20 N27$ W20$.

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	0940	SHEDS/PORT	0	100	14	12	168.00	SF	30.00	30.00	100	1990	1990	3	20	1,008	

TOTAL OB/XF 1,008

LAND DESCRIPTION

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	1.00	AC		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/09/2026 BY SYS