

PT GOVT LOT 5 OF SEC 25-2N-24E
IN DBK 2240/1706
(EX PT IN OR 16/582,OR 476/256

TEMPLE ERIC H/TEMPLE HORACE W JR
615402 RIVER RD
CALLAHAN, FL 32011

2026

25-2N-24-0000-0009-0000

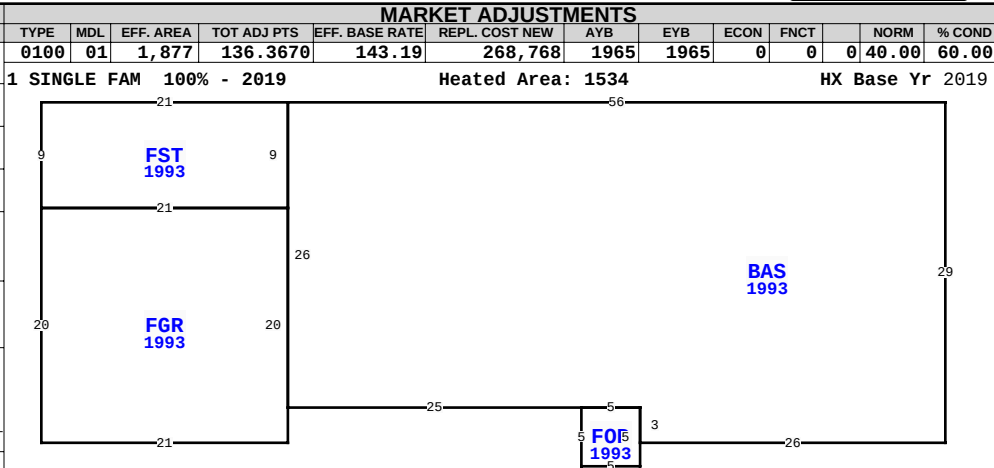


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	1.5	100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	5000IMPROVED 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	1,534	100	1993	1,534	131,792
FGR	420	55	1993	231	19,846
FOP	25	30	1993	8	688
FST	189	55	1993	104	8,935
TOTALS	2,168			1,877	161,261

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100
3	0681	POLE SHED	0	100	50	42	2,100.00	SF	15.00	15.00	100
4	0511	GARAGE CB-	0	100	24	30	720.00	SF	40.00	40.00	100

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	005000	C	AGRICULTURAL	100	0004	OR	0.00	0.00	2.00	AC	1.00
2	009530	C	POND	100		OR	0.00	0.00	1.00	AC	1.00
3	006005	A	PASTURE - GR	0		OR	0.00	0.00	11.88	AC	1.00
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	11.88	AC	1.00



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

615402 RIVER RD, CALLAHAN

TOTAL OB/XF											
25,031											

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25,031											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		161,261	
TOTAL MARKET OB/XF VALUE		25,031	
TOTAL LAND VALUE - MARKET		238,460	
TOTAL MARKET VALUE		227,188	
SOH/AGL Deduction		85,686	
ASSESSED VALUE		141,502	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		90,091	
TOTAL JUST VALUE		424,752	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		465,328	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2240/1706	12/04/2018	FJ U	I	I	11	0	
GRANTOR: TEMPLE JUANITA C EST							
GRANTEE: TEMPLE ERIC & HORAC							
0018/0520	7/31/1961	WD U	I	I	10	200	
GRANTOR: HIGGINBOTHAM S M & FL							
GRANTEE: TEMPLE HORACE WAYNE							

BUILDING NOTES							

BUILDING DIMENSIONS							
BAS=[YR=1993] W56 FST=[YR=1993] W21 S9 FGR=[YR=1993] S20 E21N20 W21\$ E21 N9 \$ S26 E25 FOP=[YR=1993] S5 E5 N5 W5\$ E5 S3 E26 N29\$.							