

PT JOHN LOWE MILL GRANT
SEC 51-3N-27E IN OR 2084/1685
(EX UTIL ESMT IN OR 867/1832)

MCCOY WILLIAM R & ANNA E
615634 RIVER ROAD
CALLAHAN, FL 32011

2026

25-2N-24-0000-0017-0030



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS														NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6														
Exterior Wall	16	WD FR STUC 100	0900	01	4,717	92.7295	128.89	607,974	1990	1990	0	0	0	17.50	82.50	VALUATION SUMMARY													
Roof Structur	08	IRREGULAR 100	1 SNGL FAM 100% - 2017														Heated Area: 4018 HX Base Yr 2017												
Roof Cover	03	COMP SHNGL 100															Tax Group: 6		Tax Dist:										
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE		501,579										
Interior Floo	12	HARDWOOD 90															TOTAL MARKET OB/XF VALUE		46,980										
Interior Floo	14	CARPET 10															TOTAL LAND VALUE - MARKET		85,340										
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE		633,899										
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction		313,656										
Bedrooms	4	100															ASSESSED VALUE		320,243										
Bathrooms	4	100															TOTAL EXEMPTION VALUE		51,411										
Frame	02	WOOD FRAME 100															BASE TAXABLE VALUE		268,832										
Stories	1.	1. 100															TOTAL JUST VALUE		633,899										
Units	0	100	NCON VALUE		0																								
Occupancy	00	NONE 100	INCOME VALUE																										
Quality		02	Quality Level 02		PREVIOUS YEAR MKT VALUE		611,953																						
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	4,018	100	1993	4,018	427,251																								
FGR	832	55	1993	458	48,701																								
FOP	112	30	1993	34	3,615																								
FOP	434	30	1993	130	13,824																								
FST	130	55	1993	72	7,656																								
STP	48	10	2009	5	531																								
TOTALS	5,574			4,717	501,579																								
EXTRA FEATURES						615634 RIVER RD, CALLAHAN																							
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												
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	64	2,240													
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	64	2,240													
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	1990	1990	04	85	42,500													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	2.51	AC		1.00	1.00	1.00	34,000.00	34,000.00	85,340												
REVIEW DATE 01/01/2023 BY CD Total Acres: 2.51 Total Land Value: 85,340 Market: 0 Agricultural: 0 Common: 85,340 PRINTED 07/09/2026 BY SYS																													