

DYKES ERIN & LEO
615565 RIVER ROAD
CALLAHAN, FL 32011

2026



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall03CONC BLOCK 100
Roof Structur03GABLE/HIP 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floo14CARPET 90
Interior Floo08SHT VINYL 10
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100
Bedrooms
Bathrooms
Frame03MASONRY 100
Stories Units1. 1. 100
 0 100
BUD8 Adjustme06DIST 1D 100
Occupancy00NONE 100

Quality06Quality Level 06
DOR CODE0100SINGLE FAMILY
MAP NUM MKT AREA 08
NEIGHBORHOOD/LOC8001.00
AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE
BAS1,24810019931,248105,105
FCP252251993635,306
FOP85301993262,189
FOP163301993494,126
FST77551993423,537

TOTALS1,825 1,428120,265

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTFEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100011,428121.9920128.09182,9131962196200034.2565.75

1 SINGLE FAM 0% - 2024Heated Area: 1248HX Base Yr

The diagram shows a large rectangular lot divided into several sections. The main section is labeled 'BAS' with value 1993. To its right are two smaller sections labeled 'FCP' (1993) and 'FOP' (1993). Above the 'FCP' section is another 'FOP' section (1993), and above that is an 'FST' section (1993). Dimensions are provided for each boundary.

NASSAU COUNTY PROPERTY

PAGE 1 of 16

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUESOH/AGL DeductionASSESSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

120,26515,69628,000163,9610163,9610163,961163,9610174,659

PERMIT NUMDESCRIPTIONAMTISSUED

6272XF0B12,24002/06/1990

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVOLUME / IRSN CDPRICE

2684/912/04/2023WDQI01215,000

GRANTOR:HURSEY JASON SCOTT &
GRANTEE:DYKES ERIN & LEO
2654/8877/18/2023WDUI11100
GRANTOR:HURSEY JASON SCOTT &
GRANTEE:HURSEY JASON SCOTT

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W8 FOP=[YR=1993] W4 S4 BAS=[YR=1993] W39 S32 E22 FOP=[YR=1993] S5 E17 FCP=[YR=1993] E12 N21 W12 S21\$ N5 W17\$ E17 N32\$ S16 E12 N11 W9 N5 E1 N4\$ S4 W1 S5 E9 N9\$.

LAND DESCRIPTION

LNUSE CLSLAND USE CAPRD LOC FRONT DEPTHTOT LND UTUNIT TDPHT FACT% CONDTOT ADJ UNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESTOTAL ACRES DENSITYDECLFRZYR CONSRV

1000100CRRES00004RSF-10.000.001.00LT1.001.001.0028,000.0028,000.0028,000

REVIEW DATE 08/15/2023 BY WWA Total Acres: 0.00 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 07/09/2026 BY SYS