S1/2 OF S1/2 S OF
DRURY FERRY RD
PARCELS 9 & 9-2

HAGAN DELORES L/E/
614414 RIVER RD
CALLAHAN, FL 32011

2026

26-2N-24-0000-0009-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 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		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	02	Quality Level 02

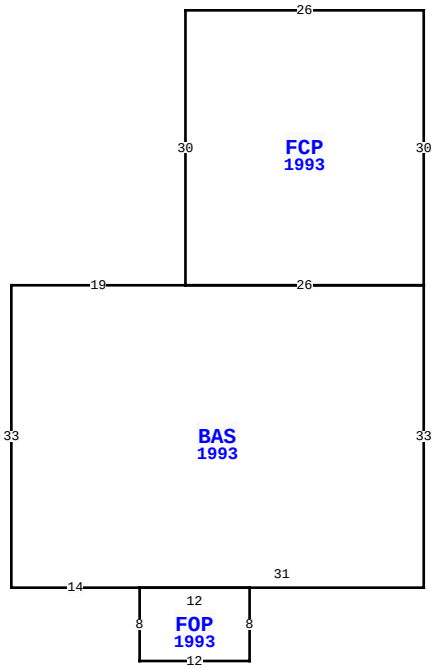
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,485	100	1993	1,485	118,801
FCP	780	25	1993	195	15,600
FOP	96	30	1993	29	2,320
TOTALS	2,361			1,709	136,722

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,709	99.7500	138.65	236,953	1959	1959	0	0	0	42.30	57.70

1 SNGL FAM 100% - 2007 Heated Area: 1485 HX Base Yr 2007



614414 RIVER RD, CALLAHAN

BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	05/08/2026 MLU
INC DATE			AG DATE	01/17/2025 KBA

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		136,722
TOTAL MARKET OB/XF VALUE		1,050
TOTAL LAND VALUE - MARKET		355,550
TOTAL MARKET VALUE		160,021
SOH/AGL Deduction		75,500
ASSESSED VALUE		84,521
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		33,110
TOTAL JUST VALUE		493,322
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		559,215

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M951003	H/AC	0	03/03/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2491/0150	8/23/2021	LE	U	I	11	100
GRANTOR: HAGAN DELORES						
GRANTEE: PAGE RACHEL & ERICA						
0962/0682	12/15/2000	QC	Q	I	01	100
GRANTOR: HAGAN GRADY J						
GRANTEE: HAGAN GRADY J & DEL						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=1993] W26 S30 BAS=[YR=1993] W19 S33 E14 FOP=[YR=1993] S8 E12 N8 W12 $ E31 N33 W26 $ E26 N30 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1970	1970	3	30	1,050	

LAND DESCRIPTION

TOTAL OB/XF 1,050

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	005000	C	AGRICULTURAL	100	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	23.85	AC		1.00	1.00	1.00	370.00	370.00	8,824							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	2.50	AC		1.00	1.00	1.00	170.00	170.00	425							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	26.35	AC		1.00	1.00	1.00	13,000.00	13,000.00	342,550							

REVIEW DATE 01/01/2023 BY CD Total Acres: 27.35 Total Land Value: 22,249 Market: 342,550 Agricultural: 9,249 Common: 13,000 PRINTED 07/09/2026 BY SYS