PT OF SEC 26-2N-24E
IN OR 2417/1684
(EX OR 2403/1867)

MITCHELL SCOTT ERIC & KAREN L
614766 RIVER RD
CALLAHAN, FL 32011

2026

26-2N-24-0000-0009-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

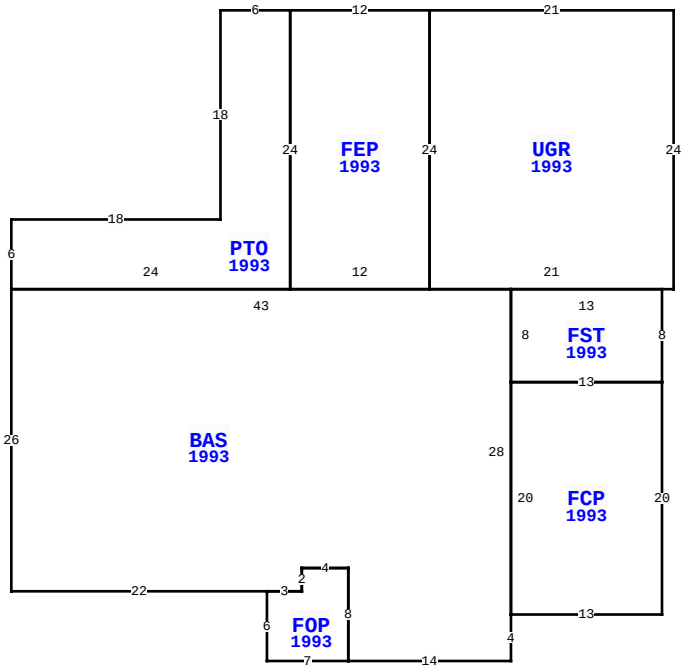
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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	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	1,194	100	1993	1,194	96,320
FCP	260	25	1993	65	5,243
FEP	288	80	1993	230	18,554
FOP	50	30	1993	15	1,210
FST	104	55	1993	57	4,598
PTO	252	5	1993	13	1,049
UGR	504	45	1993	227	18,312
TOTALS	2,652			1,801	145,286

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,801	117.3000	123.16	221,811	1961	1961	0	0	0	34.50	65.50

1 SINGLE FAM 100% - 2021 Heated Area: 1194 HX Base Yr 2021



614766 RIVER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		145,286
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		76,500
TOTAL MARKET VALUE		221,786
SOH/AGL Deduction		42,757
ASSESSED VALUE		179,029
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		127,618
TOTAL JUST VALUE		221,786
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		239,246

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003493	MH MOVE-ON	0	06/12/2017
B1326742	REMODEL	0	01/01/2013
8037	REPAIR/RRF	2,000	04/29/1992
7751	CHNGE SRVC	4,000	10/11/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2417/1684	12/16/2020	WD	U	I	11	100
GRANTOR: GREEN JACKIE LYNN						
GRANTEE: MITCHELL SCOTT ERIC						
2395/1434	9/16/2020	WD	P	I	98	220,000
GRANTOR: GREEN JACKIE LYNN						
GRANTEE: MITCHELL SCOTT ERIC						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W21 FEP=[YR=1993] W12 PTO=[YR=1993] W6 S18 W18 S6 BAS=[YR=1993] S26 E22 FOP=[YR=1993] S6 E7 N8 W4 S2 W3 $ E3 N2 E4 S8 E14 N4 FCP=[YR=1993] E13 N20 FST=[YR=1993] N8 W13 S8 E13 $ W13 S20 $ N28 W43 $ E24 N24$ S24 E12 N24$ S24 E21 N24 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	2.25	AC		1.00	1.00	1.00	34,000.00	34,000.00	76,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.25 Total Land Value: 76,500 Market: 0 Agricultural: 0 Common: 76,500 PRINTED 07/09/2026 BY SYS