PT OF SW1/4
IN OR 546 PG 206

HYATT DON LYNN SR & PEGGY L
614674 RIVER ROAD
CALLAHAN, FL 32011

2026

26-2N-24-0000-0009-0050

BUILDING CHARACTERISTICS

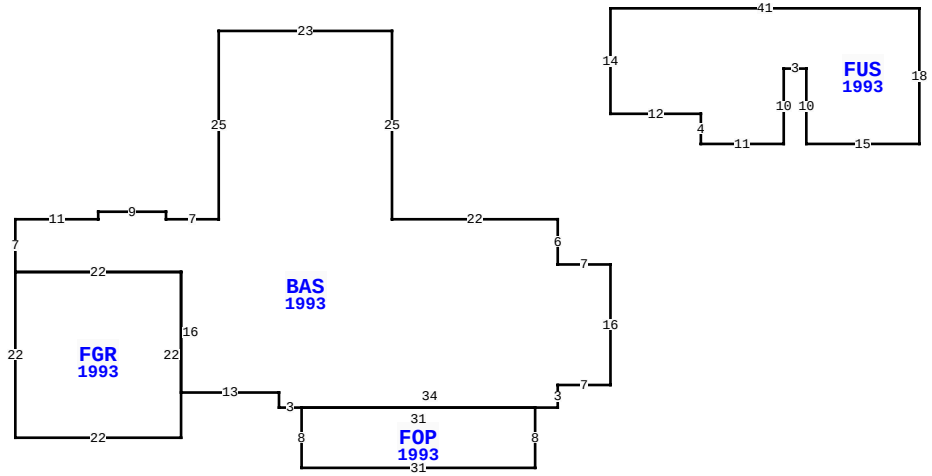
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	2,074	100	1993	2,074	225,235
FGR	484	55	1993	266	28,888
FOP	248	30	1993	74	8,037
FUS	660	100	1993	660	71,676
TOTALS	3,466			3,074	333,834

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,074	105.2940	146.36	449,911	1989	1989	0	0	0	25.80	74.20

1 SNGL FAM 100% - 0 Heated Area: 2734 HX Base Yr 1990



614674 RIVER RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		333,834
TOTAL MARKET OB/XF VALUE		12,706
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		396,540
SOH/AGL Deduction		222,589
ASSESSED VALUE		173,951
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		122,540
TOTAL JUST VALUE		396,540
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		397,770

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0546/0206	6/23/1988	WD	Q	V		15,000

GRANTOR: HAGAN GRADY J

GRANTEE: HYATT DON LYNN SR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7N6W22N25W23S25W7N1W9 S1W11S7FGR=[YR=1993] S22E22N22W22$ E22 S16 E13 S2 E3 FOP=[YR=1993] S8 E31 N8 W31$ E34 N3 E7 N16$ PTR=N20 FUS=[YR=1993] N14E41 S18 W15 N10 W3 S10 W11 N4 W12$ S20$.

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	1989	1989	3	62	2,170	
3	0510	GARAGE WD-	0	100	30	20	600.00	SF	35.00	35.00	100	2008	2008	3	44	9,240	
4	0351	CARPORT MT	0	100	12	20	240.00	SF	10.00	10.00	100	2008	2008	3	27	648	
5	0351	CARPORT MT	0	100	12	20	240.00	SF	10.00	10.00	100	2008	2008	3	27	648	

LAND DESCRIPTION

TOTAL OB/XF 12,706

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	1.25	AC		1.00	1.00	1.00	40,000.00	40,000.00	50,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.25 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/09/2026 BY SYS