

PT OF SEC 27-2N-24E
IN OR 2272/91 &
PT OF SEC 28-2N-24E

FARMER KENRICK A LVG TRUST/FARMER KENRICK A TRUSTE
613259 RIVER ROAD
CALLAHAN, FL 32011

2026

27-2N-24-0000-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floop	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	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	06	Quality Level 06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,144	100
BAS	192	100
BAS	208	100
BAS	480	100
FOP	160	30
UOP	140	20
UST	128	45
TOTALS	2,452	2,158

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,158	105.9380	111.23	240,034	1947	1947	0	0	0	26.75	73.25	
1 SINGLE FAM 100% - 0 Heated Area: 2024 HX Base Yr													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE								
BAS	1,144	100	1993	1,144	93,208								
BAS	192	100	2010	192	15,643								
BAS	208	100	2010	208	16,947								
BAS	480	100	2010	480	39,108								
FOP	160	30	2010	48	3,911								
UOP	140	20	1993	28	2,281								
UST	128	45	1993	58	4,725								
TOTALS	2,452			2,158	175,825								

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0681	POLE SHED	0	100	0	0			15.00	100	1975	1975	3
2	0200	BARN WD 0-	0	100	30	20			20.00	100	1995	1995	3
3	0681	POLE SHED	0	100	20	13			15.00	100	1994	1994	3
4	0351	CARPORT MT	0	100	19	18			10.00	100	1994	1994	3
5	0681	POLE SHED	0	100	33	16			15.00	100	1994	1994	3
6	0202	BARN WD 30	0	100	84	52			15.00	100	2000	2000	3
7	0681	POLE SHED	0	100	46	28			15.00	100	2005	2005	3
8	0510	GARAGE WD-	0	100	32	26			35.00	100	2000	2000	3
9	1242	WD DECK A	0	100	18	12			10.00	100	2000	2000	3
10	0940	SHEDS/PORT	0	100	16	10			30.00	100	2000	2000	3

613259 RIVER RD, CALLAHAN				INC DATE						AG DATE		01/17/2025	KBA
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
1, 910.00	SF	15.00	15.00	100	1975	1975	3	20	5,730				
600.00	SF	20.00	20.00	100	1995	1995	3	20	2,400				
260.00	SF	15.00	15.00	100	1994	1994	3	20	780				
342.00	SF	10.00	10.00	100	1994	1994	3	20	684				
528.00	SF	15.00	15.00	100	1994	1994	3	20	1,584				
4, 368.00	SF	15.00	15.00	100	2000	2000	3	26	17,035				
1, 288.00	SF	15.00	15.00	100	2005	2005	3	32	6,182				
832.00	SF	35.00	35.00	100	2000	2000	3	26	7,571				
216.00	SF	10.00	10.00	100	2000	2000	3	20	432				
160.00	SF	30.00	30.00	100	2000	2000	3	20	960				

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ
1	005000	C	AGRICULTURAL	100	0004	OR	0.00	0.00	1.00	AC		1.00	1.00
2	005000	C	AGRICULTURAL	100		OR	0.00	0.00	2.00	AC		1.00	1.00
3	006000	A	PASTURE - HA	0		OR	0.00	0.00	20.30	AC		1.00	1.00
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	7.00	AC		1.00	1.00
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	27.30	AC		1.00	1.00

TOTAL OB/XF													
43,358													
TOTAL OB/XF													
43,358													

NASSAU COUNTY PROPERTY										PAGE 1 of 3		6
VALUATION SUMMARY												
VALUATION BY						STANDARD						
Tax Group: 6						Tax Dist:						
BUILDING MARKET VALUE						253,333						
TOTAL MARKET OB/XF VALUE						44,654						
TOTAL LAND VALUE - MARKET						393,900						
TOTAL MARKET VALUE						345,688						
SOH/AGL Deduction						80,653						
ASSESSED VALUE						265,035						
TOTAL EXEMPTION VALUE						HX HB		51,411				
BASE TAXABLE VALUE						213,624						
TOTAL JUST VALUE						691,887						
NCON VALUE						54,736						
INCOME VALUE												
PREVIOUS YEAR MKT VALUE						741,405						
PERMIT NUM				DESCRIPTION				AMT			ISSUED	
22001156				REPAIR/RRF				2,000			01/20/2022	
SALES DATA												
OFF RECORD Number		DATE		TYPE INST	Q U	V I	R S N C D	SALE PRICE				
2272/0901		5/03/2019		QC	U	I	11	100				
GRANTOR: RAYDIENT LLC												
GRANTEE: FARMER KENDRICK A L												
1689/0884		6/28/2010		WD	U	I	11	100				
GRANTOR: FARMER KENDRICK A												
GRANTEE: FARMER KENRICK A TR												
BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=2010] W8 BAS=[YR=1993] W28 BAS=[YR=2010] N12												
FOP=[YR=2010] N10 W16 S10 UST=[YR=1993] W16 S8BAS=[YR=2010]												
S30 E16 N30 W16\$ E16 N8\$ E16\$ W16 S12 E16\$ W16 S26 E11												
UOP=[YR=1993] S7 E20 N7 W20\$ E33 N26\$ S26 E8 N26\$.												

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