

REEVES LINDA G
PO BOX 432
CALLAHAN, FL 32011-0432

27-2N-24-0000-0002-0030

[illegible]

PARCELS 2-3 2-4 & 2-5
IN OR 462/426 & OR 519/266
R334274 & R334275

REEVES LINDA G
PO BOX 432
CALLAHAN, FL 32011-0432

2026

27-2N-24-0000-0002-0030



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																					
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																						
Exterior Wall	15	CONC BLOCK 100	6500	01	1,300	56.1600	21.90	28,470	1985	1985	0	0	0	50.00	50.00	STANDARD																					
Roof Structur	03	GABLE/HIP 100	2 GARAGE RES 100% - 0													Heated Area: 1300																					
Roof Cover	03	COMP SHNGL 100														HX Base Yr																					
Interior Wall	01	MINIMUM 100	26 50 BAS 1993 26																																		
Interior Floop	03	CONC FINSH 100																																			
Air Condition	01	NONE 100																																			
Heating Type	01	NONE 100																																			
Bedrooms		0 100																																			
Bathrooms		0 100																																			
Frame	02	WOOD FRAME 100																																			
Stories	1.	1. 100																																			
Units		0 100																																			
BUD8 Adjustme	06	DIST 1D 100																																			
Occupancy	00	NONE 100																																			
Quality			03	Quality Level 03																																	
DOR CODE			0200 MOBILE HOME																																		
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	1,300	100	1993	1,300	14,235																																
TOTALS			1,300			1,300	14,235																														
EXTRA FEATURES						613306 RIVER RD, CALLAHAN																															
L N	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																					
																		BLD DATE										LGL DATE									
																		XF DATE										LAND DATE									
																		INC DATE										AG DATE									
																												05/08/2026 MLU									
LAND DESCRIPTION						TOTAL OB/XF												0																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV													
REVIEW DATE 01/01/2023 BY CD Total Acres: 5.36 Total Land Value: 112,560 Market: 0 Agricultural: 0 Common: 112,560 PRINTED 07/09/2026 BY SYS																																					