PT OF SE1/4 OF SE1/4
IN OR 2248/1781

STAFFORD DIANE V
613169 RIVER ROAD
CALLAHAN, FL 32011

**2026**

**28-2N-24-0000-0006-0010**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

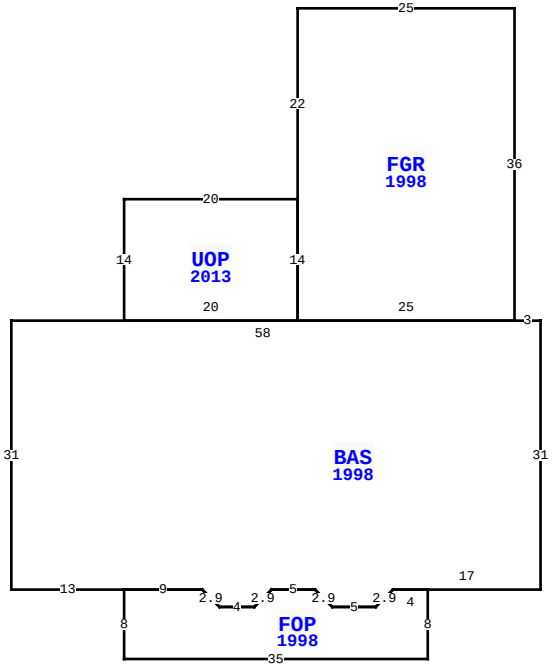
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| 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 | 1,917 | 100 | 1998 | 1,917 | 262,527 |
| FGR | 900 | 55 | 1998 | 495 | 67,788 |
| FOP | 254 | 30 | 1998 | 76 | 10,408 |
| UOP | 280 | 20 | 2013 | 56 | 7,669 |
| TOTALS | 3,351 | | | 2,544 | 348,393 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,544 | 123.5376 | 171.72 | 436,856 | 1998 | 1998 | 0 | 0 | 0 | 20.25 | 79.75 |

1 SNGL FAM 100% - 2020 Heated Area: 1917 HX Base Yr 2020




613169 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 | | 362,443 |
| TOTAL MARKET OB/XF VALUE | | 21,700 |
| TOTAL LAND VALUE - MARKET | | 55,200 |
| TOTAL MARKET VALUE | | 439,343 |
| SOH/AGL Deduction | | 149,258 |
| ASSESSED VALUE | | 290,085 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 238,674 |
| TOTAL JUST VALUE | | 439,343 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 481,620 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R1313593 | REPAIR/RRF | 0 | 08/01/2013 |
| B98 | NEW CONSTR | 122,240 | 11/01/1998 |
| B973882 | GARAGE | 12,240 | 04/01/1997 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2248/1781 | 1/10/2019 | WD | Q | I | 01 | 300,000 |
| GRANTOR: EDDY JOSEPH C & DEE A | | | | | | |
| GRANTEE: STAFFORD DIANE V | | | | | | |
| 1963/0894 | 2/18/2015 | DG | U | I | 11 | 100 |
| GRANTOR: EDDY JOSEPH C | | | | | | |
| GRANTEE: EDDY JOSEPH C & DEE | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1998] W3 FGR=[YR=1998] N36 W25 S22 UOP=[YR=2013] W20 S14 E20 N14 $ S14 E25 $ W58 S31 E13 FOP=[YR=1998] S8 E35 N8 W4 D2 L2 W5 L2 U2 W5 D2 L2 W4 U2 L2 W9$ E9 D2 R2 E4 U2 R2 E5 D2 R2 E5 U2 R2 E17 N31$.

### 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 | 0511 | GARAGE CB- | 0 | 100 | 25 | 31 | 775.00 | SF | 40.00 | 40.00 | 100 | 1997 | 1997 | 3 | 70 | 21,700 | |

### LAND DESCRIPTION

TOTAL OB/XF 21,700

| 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 | 1.38 | AC | | 1.00 | 1.00 | 1.00 | 40,000.00 | 40,000.00 | 55,200 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.38 Total Land Value: 55,200 Market: 0 Agricultural: 0 Common: 55,200 PRINTED 07/09/2026 BY SYS

PT OF SE1/4 OF SE1/4
IN OR 2248/1781

STAFFORD DIANE V
613169 RIVER ROAD
CALLAHAN, FL 32011

**2026**

**28-2N-24-0000-0006-0010**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

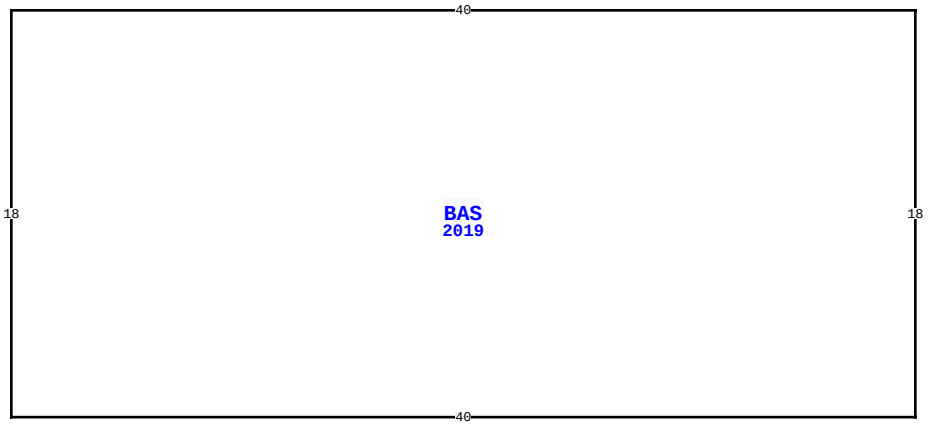
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | | N/A 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 99 | N/A 100 |
| Heating Type | | N/A 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 05 | STEEL 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| 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 | 720 | 100 | 2019 | 720 | 14,050 |
| TOTALS | 720 | | | 720 | 14,050 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 720 | 58.1900 | 22.69 | 16,337 | 2013 | 2013 | 0 | 0 | 0 | 14.00 | 86.00 |

2 GARAGE RES 100% - 2020 Heated Area: 720 HX Base Yr 2020

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| GRANTOR: EDDY JOSEPH C & DEE A | | | | | | |
| GRANTEE: STAFFORD DIANE V | | | | | | |
| 1963/0894 | 2/18/2015 | DG | U | I | 11 | 100 |
| GRANTOR: EDDY JOSEPH C | | | | | | |
| GRANTEE: EDDY JOSEPH C & DEE | | | | | | |

613169 RIVER RD, CALLAHAN

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

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2019] W40 S18 E40 N18$.

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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