PT OF SE1/4 OF SE1/4 OF
SEC 28-2N-24E IN OR 2511/1208

ROUNTREE ROBERT JEREMY
613037 RIVER RD
CALLAHAN, FL 32011

2026

28-2N-24-0000-0007-0020

BUILDING CHARACTERISTICS

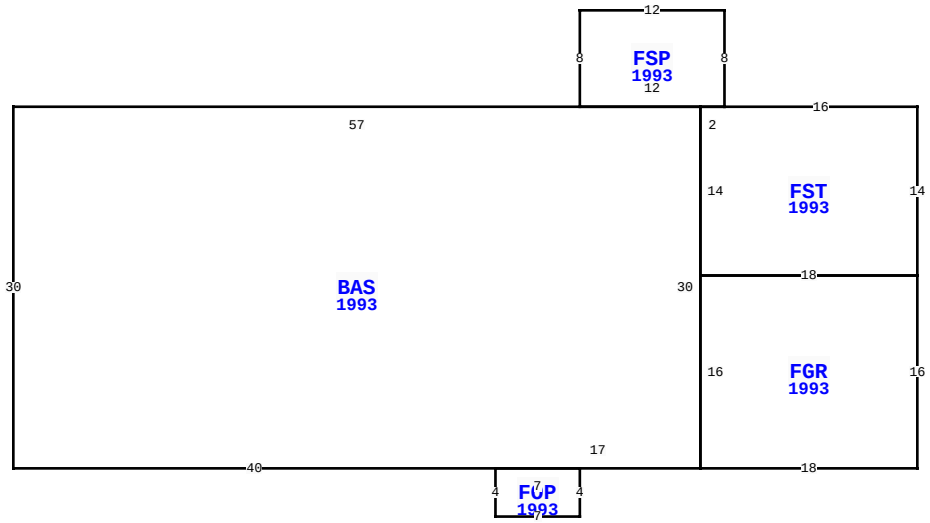
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	1,710	100	1993	1,710	175,756
FGR	288	55	1993	158	16,240
FOP	28	30	1993	8	822
FSP	96	40	1993	38	3,906
FST	252	55	1993	139	14,287
TOTALS	2,374			2,053	211,010

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,053	105.1099	146.10	299,943	1982	1982	0	0	0	29.65	70.35

1 SNGL FAM 100% - 2022 Heated Area: 1710 HX Base Yr 2022



613037 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		234,028
TOTAL MARKET OB/XF VALUE		4,521
TOTAL LAND VALUE - MARKET		129,570
TOTAL MARKET VALUE		368,119
SOH/AGL Deduction		41,024
ASSESSED VALUE		327,095
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		275,684
TOTAL JUST VALUE		368,119
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		384,946

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240005546	INSTALL 24 X 55 S	84,730	05/08/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2511/1208	11/03/2021	QC	U	I	11	100
GRANTOR: ROUNTREE RAYMOND LEWI						
GRANTEE: ROUNTREE ROBERT JER						
2370/1246	6/23/2020	WD	Q	I	01	320,000
GRANTOR: LUEDERS SHIRLEY						
GRANTEE: ROUNTREE RAYMOND L						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W16 FSP=[YR=1993] N8 W12 S8 E12$W2BAS=[YR=1993] W57S30 E40 FOP=[YR=1993] S4 E7 N4 W7$ E17 FGR=[YR=1993] E18 N16 W18 S16$ N30$ S14 E18 N14$.

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	1982	1982	3	46.5	1,628	
2	0350	CARPORT WD	0	100	0	0	128.00	SF	13.00	13.00	100	1980	1980	3	20	333	
3	0200	BARN WD 0-	0	100	32	20	640.00	SF	20.00	20.00	100	1976	1976	3	20	2,560	

LAND DESCRIPTION

TOTAL OB/XF 4,521

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	1.00	AC		1.00	1.00	1.00	21,000.00	21,000.00	21,000							
2	000100	C	RES	100		OR	0.00	0.00	5.17	AC		1.00	1.00	1.00	21,000.00	21,000.00	108,570							

REVIEW DATE 10/03/2024 BY WW Total Acres: 6.17 Total Land Value: 129,570 Market: 0 Agricultural: 0 Common: 129,570 PRINTED 07/09/2026 BY SYS

PT OF SE1/4 OF SE1/4 OF
SEC 28-2N-24E IN OR 2511/1208

ROUNTREE ROBERT JEREMY
613037 RIVER RD
CALLAHAN, FL 32011

2026

28-2N-24-0000-0007-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

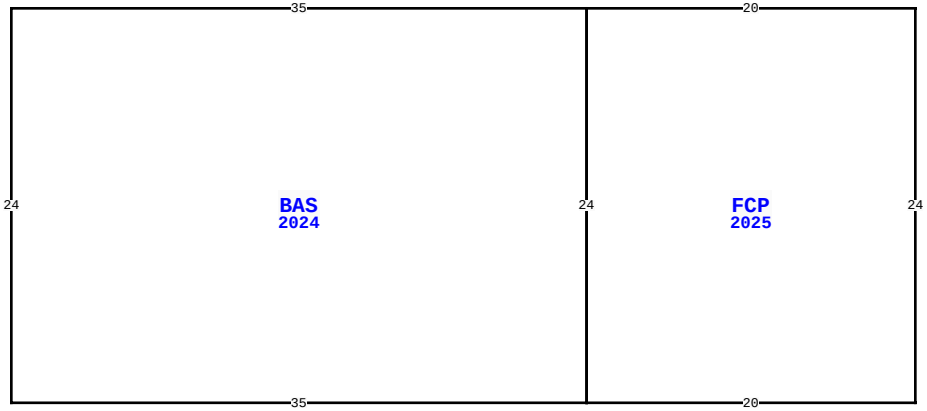
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2024	840	20,142
FCP	480	25	2025	120	2,877
TOTALS	1,320			960	23,018

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	960	62.1000	24.22	23,251	2024	2024	0	0	0	1.00	99.00

2 GARAGE RES 100% - 2025 Heated Area: 840 HX Base Yr 2022



613037 RIVER RD, CALLAHAN

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2370/1246	6/23/2020	WD	Q	I	01	320,000
GRANTOR: LUEDERS SHIRLEY						
GRANTEE: ROUNTREE RAYMOND L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,16] E35 S24 W35 N24 $
FCP=[YR=2025;ORIG=85,16] E20 S24 W20 N24 $
.

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	% COND	OB/XF MKT VALUE	NOTES

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

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