

PT OF SE1/4 OF SE1/4
IN OR 1508/1671
EX 7-6 7-12 & 7-13

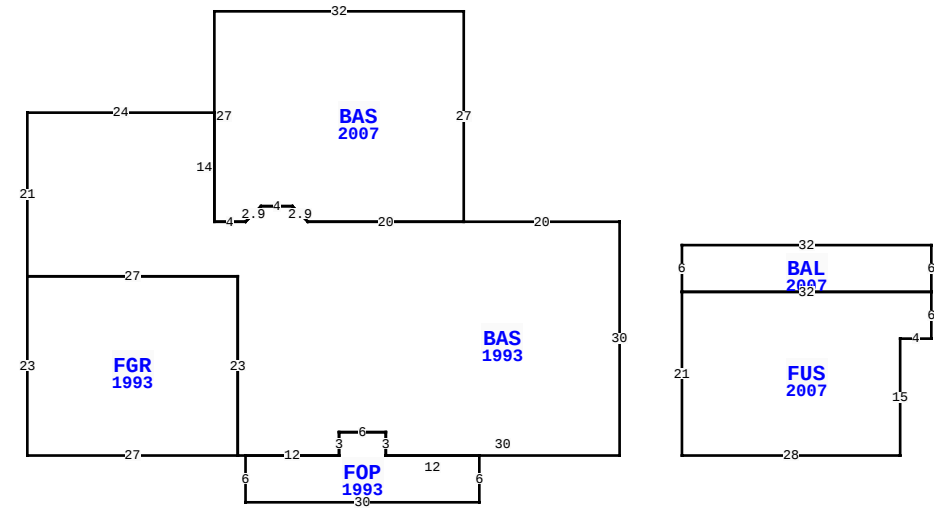
REAVES SHAWN C
613048 RIVER ROAD
CALLAHAN, FL 32011

2026

28-2N-24-0000-0007-0040



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	PAGE 1 of 3														
Exterior Wall	20	FACE BRICK 90	0900	01	3,883	101.3400	140.86	546,959	1991	1991	0	0	23.81	76.19															
Exterior Wall	30	VINYL 10	1 SNGL FAM 100% - 1999													Heated Area: 3453													
Roof Structure	08	IRREGULAR 100														HX Base Yr 1999													
Roof Cover	12	MODULAR MT 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floor	14	CARPET 70																											
Interior Floor	11	CLAY TILE 30																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms	4	100																											
Bathrooms	3	100																											
Frame	02	WOOD FRAME 100																											
Stories	1.5	1.5 100																											
Units	0	100																											
Occupancy	00	NONE 100																											
Quality			03	Quality Level 03																									
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																								
BAL	192	15	2007	29	3,112																								
BAS	1,989	100	1993	1,989	213,462																								
BAS	852	100	2007	852	91,438																								
FGR	621	55	1993	342	36,704																								
FOP	198	30	1993	59	6,332																								
FUS	612	100	2007	612	65,680																								
TOTALS			4,464	3,883	416,728																								
EXTRA FEATURES						613048 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												
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	66	2,310													
2	0940	SHEDS/PORT	0	100	16	15	240.00	SF	30.00	30.00	100	1991	1991	3	20	1,440													
3	0756	FEP	0	100	16	4	64.00	SF	27.00	27.00	100	1991	1991	3	20	346													
6	0510	GARAGE WD-	0	100	26	22	572.00	SF	35.00	35.00	100	1994	1994	3	20	4,004													
7	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	1991	1991	3	20	864													
8	0351	CARPORT MT	0	100	44	40	1,760.00	SF	10.00	10.00	100	1991	1991	3	20	3,520													
10	0860	POOL/SPA	0	100	34	0	1.00	UT	50,000.00	50,000.00	100	2008	2008	04	85	42,500													
TOTAL OB/XF 54,984																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE												
1	000100	C	RES	100	0004	OR	0.00	0.00	4.40	AC		1.00	1.00	1.00	28,000.00	28,000.00	123,200												
REVIEW DATE 01/01/2023 BY CD																													
Total Acres: 4.40 Total Land Value: 123,200 Market: 0 Agricultural: 0 Common: 123,200 PRINTED 07/09/2026 BY SYS																													



VALUATION SUMMARY						
VALUATION BY		STANDARD				
Tax Group: 6	Tax Dist:					
BUILDING MARKET VALUE		505,756				
TOTAL MARKET OB/XF VALUE		54,984				
TOTAL LAND VALUE - MARKET		123,200				
TOTAL MARKET VALUE		683,940				
SOH/AGL Deduction		325,987				
ASSESSED VALUE		357,953				
TOTAL EXEMPTION VALUE	HX HB	51,411				
BASE TAXABLE VALUE		306,542				
TOTAL JUST VALUE		683,940				
NCON VALUE		0				
INCOME VALUE						
PREVIOUS YEAR MKT VALUE		709,666				
PERMIT NUM DESCRIPTION AMT ISSUED						
R13367	REPAIR/RRF	0	03/01/2013			
E23925	NEW CONSTR	0	10/01/2011			
B24350	ADDITION	105,542	02/01/2011			
M13321	MECH OTHER	0	09/01/2007			
P12731	OTHER	0	09/01/2007			
C20444	CO ISSUED	0	08/01/2007			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U I	V I	RSN CD	SALE PRICE
1508/1671	6/28/2007	QC	Q	I	01	100
GRANTOR: REAVES KIMBERLY M						
GRANTEE: REAVES SHAWN C						
0860/1997	12/31/1998	WD	Q	I		190,000
GRANTOR: COLLINS JACKSON D & P						
GRANTEE: REAVES SHAWN & KIMB						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=1993;ORIG=0,0] W20 W20 U2L2 W4 D2L2 W4 N14 W24 S21 E27 S23 E1 E12 N3 E6 S3 E30 N30 \$						
BAS=[YR=2007;ORIG=-20,0] N27 W32 S27 E4 U2R2 E4 D2R2 E20 \$						
FGR=[YR=1993;ORIG=-76,7] S23 E27 N23 W27 \$						
FUS=[YR=2007;ORIG=8,30] N21 E32 S6 W4 S15 W28 \$						
FOP=[YR=1993;ORIG=-48,30] S6 E30 N6 W12 N3 W6 S3 W12 \$						
BAL=[YR=2007;ORIG=8,9] N6 E32 S6 W32 \$						

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