IN OR 1743/1399
UTILITY ESMT IN OR 869/961

BUTLER TIMOTHY R/HILL-BUTLER ERAINA G
613046 RIVER RD
CALLAHAN, FL 32011

2026

28-2N-24-0000-0007-0060

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 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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

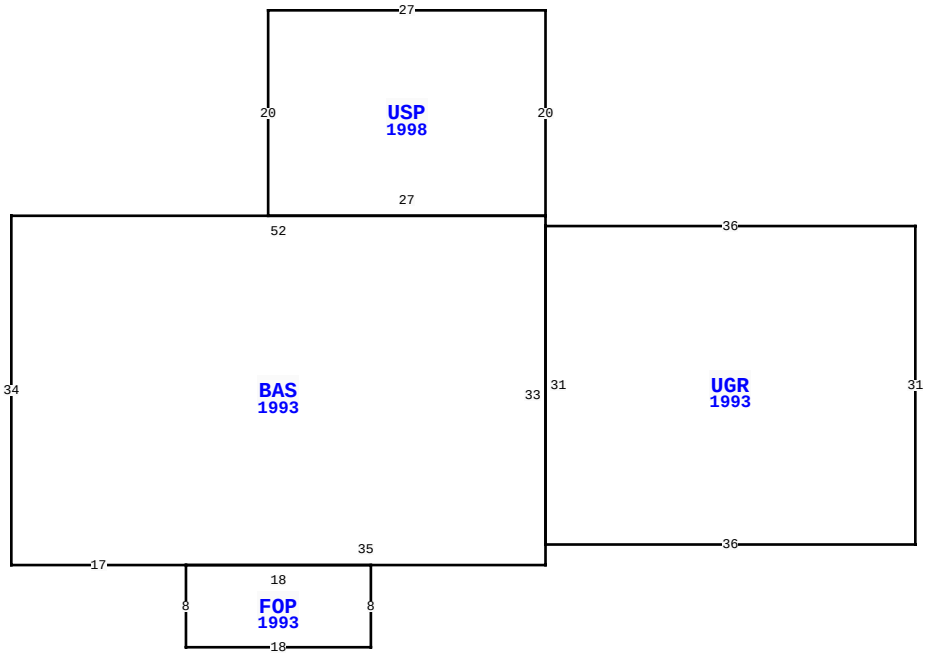
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,768	100	1993	1,768	168,010
FOP	144	30	1993	43	4,086
UGR	1,116	45	1993	502	47,704
USP	540	30	1998	162	15,394
TOTALS	3,568			2,475	235,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,475	100.3200	139.44	345,114	1978	1978	0	0	0	31.85	68.15

1 SNGL FAM 100% - 1998 Heated Area: 1768 HX Base Yr 1998



613046 RIVER RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		235,195
TOTAL MARKET OB/XF VALUE		1,470
TOTAL LAND VALUE - MARKET		52,800
TOTAL MARKET VALUE		289,465
SOH/AGL Deduction		144,842
ASSESSED VALUE		144,623
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		93,212
TOTAL JUST VALUE		289,465
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		301,889

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B985393	ADDITION	5,320	09/01/1998
5272	GARAGE	12,345	11/02/1988
5483	NEW CONSTR	150	11/02/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1743/1399	6/13/2011	WD	U	I	30	60,100
GRANTOR: HILL-BUTLER ERAINA G						
GRANTEE: BUTLER TIMOTHY R &						
1555/1235	3/13/2008	QC	Q	I	01	100
GRANTOR: HILL-BUTLER ERAINA G						
GRANTEE: HILL-BUTLER ERAINA						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W36 BAS=[YR=1993] N1 USP=[YR=1998] N20 W27 S20 E27 $ W52 S34 E17 FOP=[YR=1993] S8 E18 N8 W18 $ E35 N33 $ S31 E36 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	42	1,470	

LAND DESCRIPTION

TOTAL OB/XF 1,470

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	1.32	AC		1.00	1.00	1.00	40,000.00	40,000.00	52,800							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.32 Total Land Value: 52,800 Market: 0 Agricultural: 0 Common: 52,800 PRINTED 07/09/2026 BY SYS