PT SE1/4 OF SE1/4
PT OR 2111/408

CONNER DONALD RAY
613122 RIVER ROAD
CALLAHAN, FL 32011

2026

28-2N-24-0000-0007-0120

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6000	PASTURELAND 1	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

RIVER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	02/10/2025 KBA

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	88,740
TOTAL MARKET VALUE	966
SOH/AGL Deduction	0
ASSESSED VALUE	966
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	966
TOTAL JUST VALUE	88,740
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	91,350

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2111/0408	3/31/2016	QC	U	I	11	100
GRANTOR: CONNER CHERIE M						
GRANTEE: CONNER DONALD RAY						
0783/0096	1/23/1997	WD	Q	I	01	100
GRANTOR: CONNER DONALD RAY						
GRANTEE: CONNER DONALD & CHE						

BUILDING NOTES

BUILDING DIMENSIONS

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
1	006000	A	PASTURE - HA	0		OR	0.00	0.00	2.61	AC		1.00	1.00	1.00	370.00	370.00	966							
2	009910	M	MARKET VALUE	0		OR	0.00	0.00	2.61	AC		1.00	1.00	1.00	34,000.00	34,000.00	88,740							

REVIEW DATE 05/07/2025 BY MLU Total Acres: 2.61 Total Land Value: 966 Market: 88,740 Agricultural: 966 Common: 0 PRINTED 07/09/2026 BY SYS