

LOT 4
SHARON TRACT OR 2249/920
UTIL ESMT OR 2387-1361 & OR 2447

WILSON JAMES A JR & DIANA S
611342 RIVER RD
CALLAHAN, FL 32011

2026

29-2N-24-1050-0004-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floop	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

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Quality 01 Quality Level 01

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 08

NEIGHBORHOOD/LOC 8032.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	2021	1,800	327,083
FGR	506	55	2021	278	50,516
FOP	304	30	2021	91	16,536
FSP	304	40	2021	122	22,169

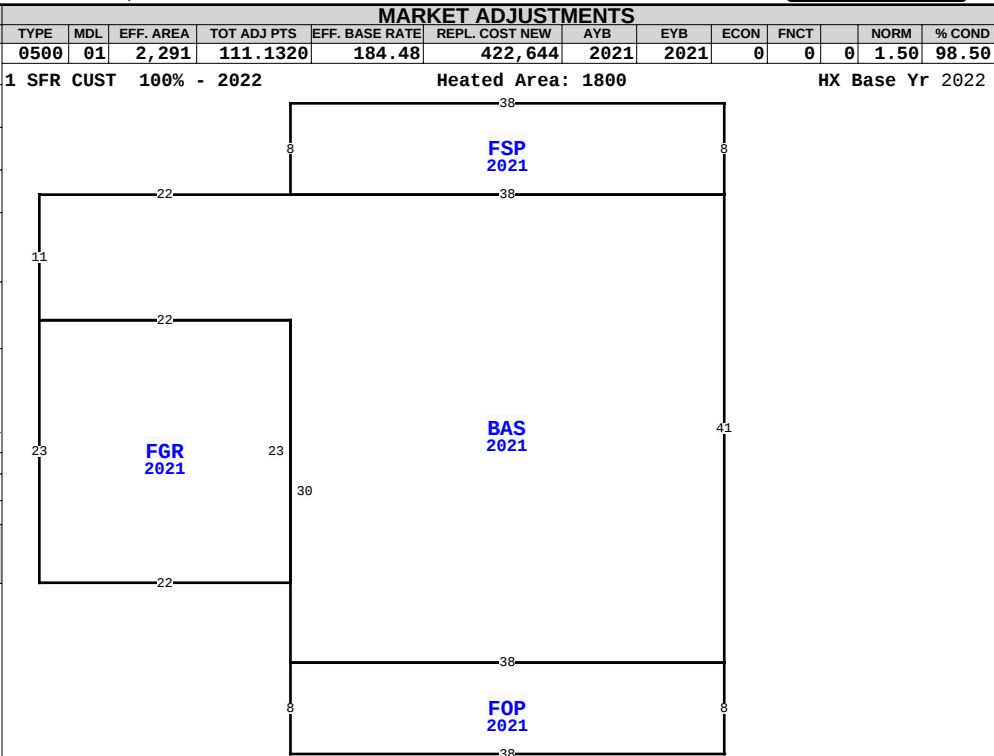
TOTALS 2,914 2,291 416,304

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
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	99	3,465	
2	0351	CARPORT MT	0 100	25	22	550.00	SF	10.00	10.00	100	2021	2021	3	86	4,730	

LAND DESCRIPTION			TOTAL OB/XF 8,195													
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
1	000100	C	RES	100		OR	0.00	0.00	7.76	AC		1.00	1.00	1.00	21,000.00	21,000.00

REVIEW DATE 01/01/2023 BY CD



611342 RIVER RD, CALLAHAN	BLD DATE	LGL DATE	05/07/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF 8,195																
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1	000100	C	RES	100		OR	0.00	0.00	7.76	AC		1.00	1.00	1.00	21,000.00	21,000.00

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1	000100	C	RES	100		OR	0.00	0.00	7.76	AC		1.00	1.00	1.00	21,000.00	21,000.00

Total Acres: 7.76 Total Land Value: 162,960 Market: 0 Agricultural: 0 Common: 162,960

NASSAU COUNTY PROPERTY PAGE 1 of 2 6

VALUATION BY		STANDARD
Tax Group: 6		Tax Dist:
BUILDING MARKET VALUE		430,680
TOTAL MARKET OB/XF VALUE		8,195
TOTAL LAND VALUE - MARKET		162,960
TOTAL MARKET VALUE		601,835
SOH/AGL Deduction		266,247
ASSESSED VALUE		335,588
TOTAL EXEMPTION VALUE		51,411
BASE TAXABLE VALUE		284,177
TOTAL JUST VALUE		601,835
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		580,785

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250012880	NEW RES AC	31,407	11/21/2025
21011898	CARPORT	29,332	09/07/2021
21001165	GARAGE	32,201	02/02/2021
21000157	NEW CONSTR	263,919	01/12/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2305/0037	9/17/2019	SW	Q	V	02	115,000

GRANTOR: RAYDIENT LLC
GRANTEE: WILSON JAMES A JR &

BUILDING NOTES

BUILDING DIMENSIONS
FSP=[YR=2021] W38 S8 BAS=[YR=2021] W22 S11 FGR=[YR=2021] S23 E22 N23 W22\$ E22 S30 FOP=[YR=2021] S8 E38 N8 W38\$ E38 N41 W38\$ E38 N8\$.

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