LOT 6
SHARON TRACT OR 2249/920
ESMT IN OR 2544-781

VEAL TRAVIS
611458 RIVER RD
CALLAHAN, FL 32011

2026

29-2N-24-1050-0006-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

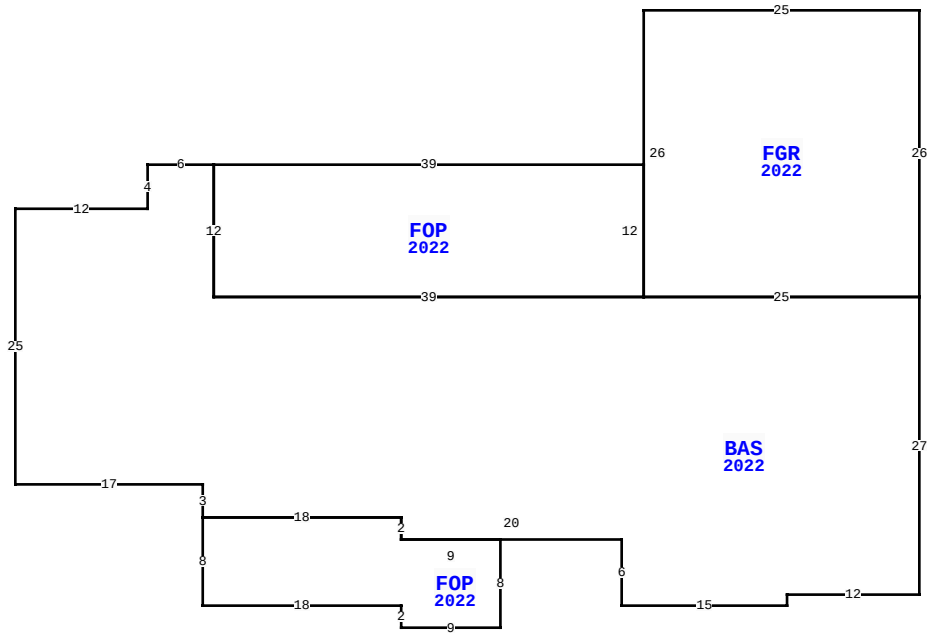
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8032.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,001	100	2022	2,001	323,892
FGR	650	55	2022	358	57,948
FOP	216	30	2022	65	10,522
FOP	468	30	2022	140	22,661
TOTALS	3,335			2,564	415,022

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,564	98.4960	163.50	419,214	2022	2022	0	0	0	1.00	99.00

1 SFR CUST 100% - 2024 Heated Area: 2001 HX Base Yr 2024



611458 RIVER RD, CALLAHAN

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		415,022
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		105,630
TOTAL MARKET VALUE		520,652
SOH/AGL Deduction		34,463
ASSESSED VALUE		486,189
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		434,778
TOTAL JUST VALUE		520,652
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		495,872

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004498	NEW CONSTR	309,245	04/12/2021
21002313	CO ISSUED	0	03/08/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2298/0723	7/29/2019	SW	Q	V	01	85,000

GRANTOR: RAYDIENT LLC
GRANTEE: VEAL TRAVIS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W25 FOP=[YR=2022] N12 W39 S12 E39$ W39 N12 W6 S4 W12 S25 E17 S3 FOP=[YR=2022] S8 E18 S2 E9 N8 W9 N2 W18$ E18 S2 E20 S6 E15 N1 E12 N27$ FGR=[YR=2022] N26 W25 S26 E25$.

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	000100	C	RES	100		OR	0.00	0.00	5.03	AC		1.00	1.00	1.00	21,000.00	21,000.00	105,630							

REVIEW DATE 01/01/2023 BY CD Total Acres: 5.03 Total Land Value: 105,630 Market: 0 Agricultural: 0 Common: 105,630 PRINTED 07/09/2026 BY SYS