

STEPHENS AMANDA & DALLAS
611510 RIVER ROAD
CALLAHAN, FL 32011

29-2N-24-1050-0007-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

3103

Exterior Wall
Roof Structur

HARDIE BRD 100
GABLE/HIP 100

Roof Cover

0305

COMP SHNGL 100
DRYWALL 100

Interior Wall

1313

LVT/LAMNT 70

Interior Floo

1414

CARPET 30

Air Condition

0303

CENTRAL 100

Heating Type

0404

AIR DUCTED 100

Bedrooms

3 100

Bathrooms

2.5 100

Frame

02

WOOD FRAME 100

Stories

1. 100

Units

0 100

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

2,664

100

2024

2,664

394,924

FGR

600

55

2024

330

48,921

FOP

950

30

2024

285

42,250

FST

64

55

2024

35

5,189

TOTALS

4,278

3,314

491,284

MARKET ADJUSTMENTS

TYPEMDL

EFF. AREAEFF. BASE RATE

TOT ADJ PTSTOT ADJ PCT

REPL. COST NEWAYB

EYBECONFNCT

NORM% COND

050001

3,31489.7552

148.99

493,7532023

2023

00

00.5099.50

1 SFR CUST

100%

- 2025

Heated Area: 2664

HX Base Yr 2025

25

24

24

28

10

17

27

74

14

10

1

54

33

49

8

8

8

17

FGR

2024

FST

2024

FOP

2024

BAS

2024

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/07/2026

MLU

EXTRA FEATURES

611510 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

2024

2023

99

3,465

2 0680

POLE SHED

0 100 48 40

1,920.00

SF

10.00

10.00

100

2024

2023

95

18,240

LAND DESCRIPTION

TOTAL OB/XF

21,705

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT 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

09/21/2023

BY

WW

Total Acres: 5.03

Total Land Value: 105,630

Market: 0

Agricultural: 0

Common: 105,630

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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 6

Tax Dist:

STANDARD

BUILDING MARKET VALUE

491,284

TOTAL MARKET OB/XF VALUE

21,705

TOTAL LAND VALUE - MARKET

105,630

TOTAL MARKET VALUE

618,619

SOH/AGL Deduction

0

ASSESSED VALUE

618,619

TOTAL EXEMPTION VALUE

HX HB

51,411

BASE TAXABLE VALUE

567,208

TOTAL JUST VALUE

618,619

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

616,474

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2740/1057

9/26/2024

WD U

I

37

364,000

GRANTOR: NOLAN ALBERT I & JEAN

GRANTEE: STEPHENS AMANDA & D

2298/0702

8/12/2019

SW Q

V

01

73,500

GRANTOR: RAYDIENT LLC

GRANTEE: NOLAN ALBERT I & JE

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2024;ORIG=150,-10] W25 S24 E8 E17 N24 \$

FST=[YR=2024;ORIG=133,14] W8 S8 E8 N8 \$

FOP=[YR=2024;ORIG=140,42] E10 S27 W74 N14 E10 S4 E54 N17 \$

BAS=[YR=2024;ORIG=150,14] W17 S8 W8 W49 S33 E10 S4 E54 N17 E10 N28 \$

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