N1/2 OF SEC 30-2N-24E BEING
ONLY PT LYING N OF CR 108 IN OR
(EX PT IN OR 1139/1375,

WRIGHT'S NASSAU COUNTY FAMILY LLC
61957 RIVER RD
CALLAHAN, FL 32011

2026

30-2N-24-0000-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
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	05/09/2025 MLU
INC DATE		AG DATE	04/09/2024 DC

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	696,729
TOTAL MARKET VALUE	25,126
SOH/AGL Deduction	0
ASSESSED VALUE	25,126
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	25,126
TOTAL JUST VALUE	696,729
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	348,744

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2672/1642	10/05/2023	SW	U	V	11	100
GRANTOR: WRIGHTS NASSAU COUNTY						
GRANTEE: WRIGHT'S NASSAU COU						
0108/0266	1/01/1971	WD	Q	I	01	100
GRANTOR: WRIGHT W P & MATTIE S						
GRANTEE: WRIGHTS NASSAU COUN						

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	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	38.27	AC		1.00	1.00	1.00	395.00	395.00	15,117							
2	006005	A	PASTURE - GR	0		OR	0.00	0.00	25.00	AC		1.00	1.00	1.00	370.00	370.00	9,250							
3	009400	C	RIGHT-OF-WAY	0		OR	0.00	0.00	7.59	AC		1.00	1.00	1.00	100.00	100.00	759							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	63.27	AC		1.00	1.00	1.00	11,000.00	11,000.00	695,970							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 70.86 Total Land Value: 25,126 Market: 695,970 Agricultural: 24,367 Common: 759 PRINTED 07/09/2026 BY SYS