PT OF SEC 30-2N-24E IN
OR 2228/1209

YEATER RICHARD W & KARNA J
61590 RIVER ROAD
CALLAHAN, FL 32011

2026

30-2N-24-0000-0002-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	06	Quality Level 06

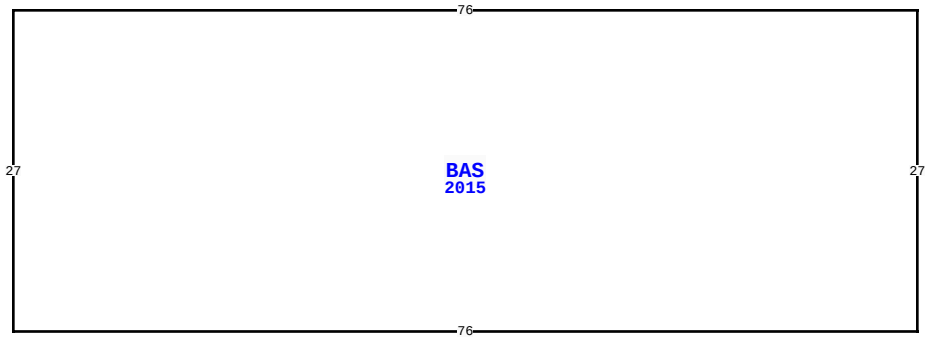
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2015	2,052	201,907
TOTALS	2,052			2,052	201,907

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,052	151.8400	136.66	280,426	2015	2015	0	0	0	28.00	72.00

1 M/H 94+ 100% - 2019 Heated Area: 2052 HX Base Yr 2019



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		201,907
TOTAL MARKET OB/XF VALUE		20,509
TOTAL LAND VALUE - MARKET		225,795
TOTAL MARKET VALUE		448,211
SOH/AGL Deduction		224,470
ASSESSED VALUE		223,741
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		172,330
TOTAL JUST VALUE		448,211
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		430,855

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH155643	CO ISSUED	0	07/27/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2228/1209	9/14/2018	WD	Q	I	02	246,900
GRANTOR: LEDFORD JOHN & HEATHE						
GRANTEE: YEATER RICHARD W &						
2199/0496	5/15/2018	QC	U	I	11	36,800
GRANTOR: BARBER RUTH						
GRANTEE: LEDFORD JOHN & HEAT						

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

61590 RIVER RD, CALLAHAN

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
1	0350	CARPORT WD	0	100	12	10	120.00	SF	13.00	13.00	100	2008	2008	3	27	421	
2	1243	WD DECK F	0	100	12	12	144.00	SF	8.00	8.00	100	2015	2015	3	60	691	
3	1243	WD DECK F	0	100	28	12	336.00	SF	8.00	8.00	100	2015	2015	3	60	1,613	
4	0680	POLE SHED	0	100	30	38	1,140.00	SF	10.00	10.00	100	2017	2017	3	78	8,892	
6	0351	CARPORT MT	0	100	38	30	1,140.00	SF	10.00	10.00	100	2019	2019	3	78	8,892	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W76 S27 E76 N27$.

LAND DESCRIPTION

TOTAL OB/XF 20,509

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	0004	OR	0.00	0.00	13.11	AC		1.00	1.00	1.00	17,000.00	17,000.00	222,870							
2	009530	C	POND	100		OR	0.00	0.00	1.17	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,925							

REVIEW DATE 01/01/2023 BY CD Total Acres: 14.28 Total Land Value: 225,795 Market: 0 Agricultural: 0 Common: 225,795 PRINTED 07/09/2026 BY SYS