LOT 2
ESMT OR 1056/710
RIVER ROAD ESTATES PB 6/65

BASS JOSHUA KEITH & TERRIE A
61844 RIVER ROAD
CALLAHAN, FL 32011

2026

30-2N-24-1830-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

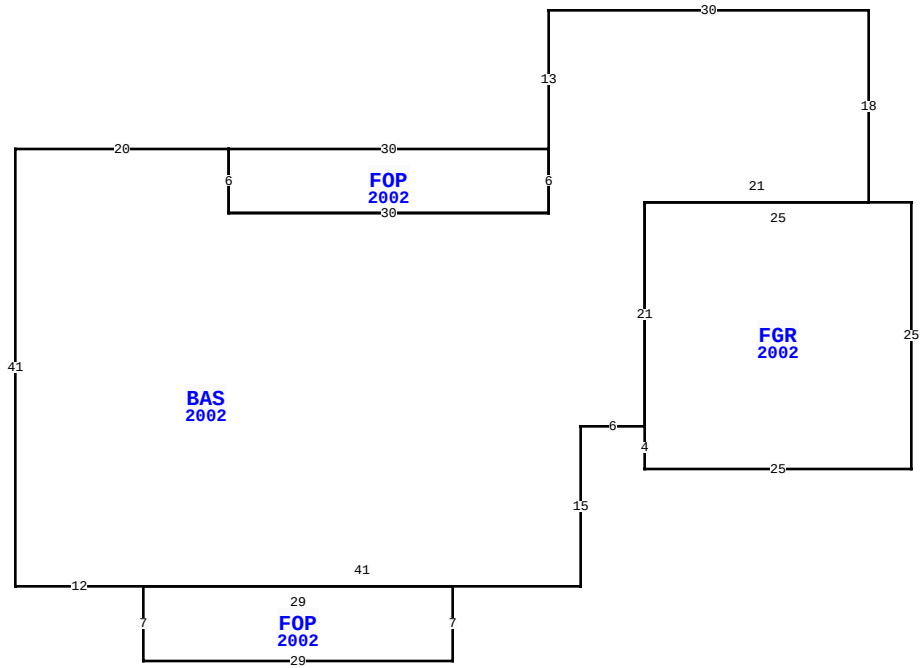
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	30	VINYL 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,644	100	2002	2,644	351,965
FGR	625	55	2002	344	45,792
FOP	180	30	2002	54	7,188
FOP	203	30	2002	61	8,120
TOTALS	3,652			3,103	413,066

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,103	96.2136	159.71	495,580	2002	2002	0	0	0	16.65	83.35

1 SFR CUST 100% - 2024 Heated Area: 2644 HX Base Yr 2024



61844 RIVER RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		413,066
TOTAL MARKET OB/XF VALUE		4,380
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		522,446
SOH/AGL Deduction		199,037
ASSESSED VALUE		323,409
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		266,998
TOTAL JUST VALUE		522,446
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		519,597

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21008522	NEW SHNGLES	19,908	06/29/2021
0310614	NEW CONSTR	0	01/10/2003
B029620	NEW CONSTR	166,205	05/01/2002
R024078	NEW CONSTR	2,500	05/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2616/1929	1/30/2023	WD	Q	I	01	622,000
GRANTOR: COKER REGINALD C & DE						
GRANTEE: BASS JOSHUA KEITH &						
0970/0964	2/12/2001	WD	Q	V		50,000
GRANTOR: TANNER DONALD GENE &						
GRANTEE: COKER REGINALD & DE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W30 S13 FOP=[YR=2002] W30 S6 E30 N6$ S6 W30 N6 W20 S41 E12 FOP=[YR=2002] S7 E29 N7 W29$ E41 N15 E6 FGR=[YR=2002] S4 E25 N25 W25 S21$ N21 E21 N18$.

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
2	0350	CARPORT WD	0	100	24	20	480.00	SF	13.00	13.00	100	2003	2003	3	20	1,248	
3	0681	POLE SHED	0	100	30	24	720.00	SF	15.00	15.00	100	2003	2003	3	29	3,132	

LAND DESCRIPTION

TOTAL OB/XF 4,380

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	5.00	AC		1.00	1.00	1.00	21,000.00	21,000.00	105,000							

REVIEW DATE 03/07/2024 BY WWA Total Acres: 5.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/09/2026 BY SYS