LOT 3
ESMT OR 1056/712
RIVER ROAD ESTATES PB 6/65

NIXON PAMELA ANN
61906 RIVER RD
CALLAHAN, FL 32011

2026

30-2N-24-1830-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

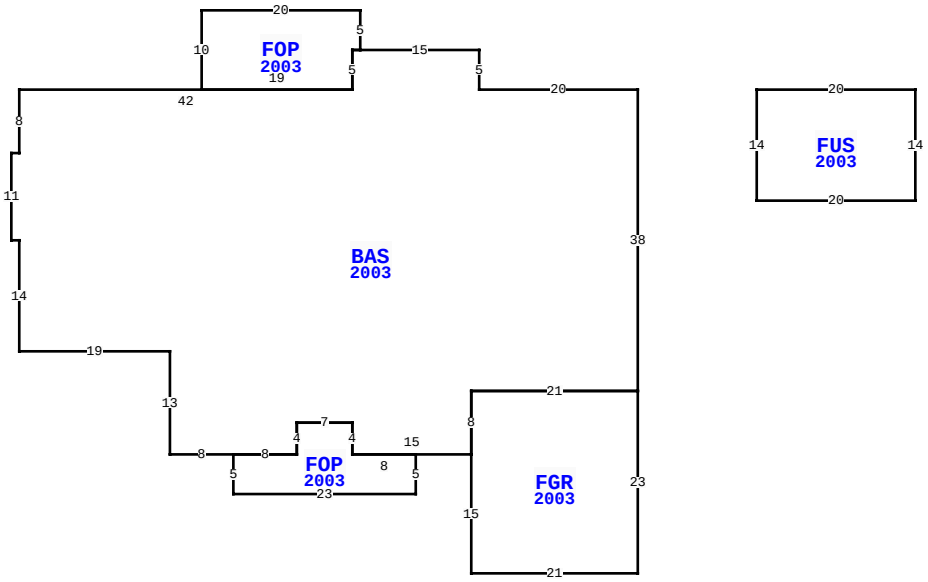
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	30	VINYL 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	3,236	100	2003	3,236	399,452
FGR	483	55	2003	266	32,835
FOP	143	30	2003	43	5,308
FOP	195	30	2003	58	7,159
FUS	280	100	2003	280	34,563
TOTALS	4,337			3,883	479,318

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,883	88.4520	146.83	570,141	2003	2003	0	0	0	15.93	84.07

1 SFR CUST 100% - 2004 Heated Area: 3516 HX Base Yr 2004



61906 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		479,318
TOTAL MARKET OB/XF VALUE		2,975
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		587,293
SOH/AGL Deduction		189,282
ASSESSED VALUE		398,011
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		346,600
TOTAL JUST VALUE		587,293
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		562,941

TEAR OFF REPLACE SHINGLES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230009594	NEW ROOF	34,200	07/26/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2745/1959	10/07/2024	QC	U	I	11	100
GRANTOR: MILTON JOHN GLENN SR						
GRANTEE: NIXON PAMELA ANN						
2743/1845	10/07/2024	QC	U	I	11	100
GRANTOR: MILTON JOHN G SR						
GRANTEE: NIXON PAMELA ANN						

BUILDING NOTES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	85	2,975	

BUILDING DIMENSIONS

BAS=[YR=2003] W20 N5 W15 FOP=[YR=2003] N5 W20 S10 E19 N5 E1$ W1 S5 W42 S8 W1 S11 E1 S14 E19 S13 E8 FOP=[YR=2003] S5 E23 N5 W8 N4 W7 S4 W8$ E8 N4 E7 S4 E15 FGR=[YR=2003] S15 E21 N23 W21 S8$ N8 E21 N38 $ PTR=E15 FUS=[YR=2003] E20 S14 W20 N14$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 2,975

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 01/01/2023 BY CD Total Acres: 5.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/09/2026 BY SYS