PT OF NE1/4 OF NW1/4 OF SE1/4
PT OR 2506/1682
(EX R/W IN OR 860/1075)

BUCKLAND KARA
95114 CORNFLOWER DR
FERNANDINA BEACH, FL 32034

2026

30-2N-25-0000-0006-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

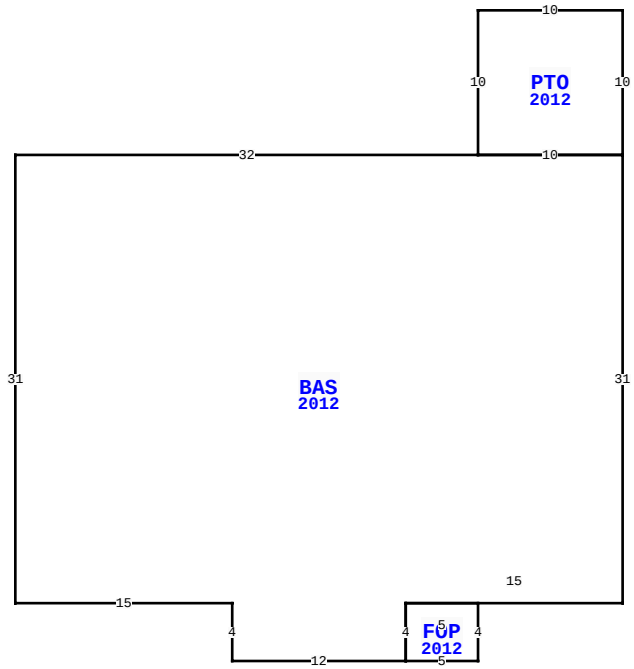
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,350	100	2012	1,350	177,700
FOP	20	30	2012	6	790
PTO	100	5	2012	5	658
TOTALS	1,470			1,361	179,148

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,361	134.0768	140.78	191,602	2012	2012	0	0	0	6.50	93.50

1 SINGLE FAM 0% - 0 Heated Area: 1350 HX Base Yr



617059 RIVER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	179,148
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	214,148
SOH/AGL Deduction	4,408
ASSESSED VALUE	209,740
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	209,740
TOTAL JUST VALUE	214,148
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	201,688

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2506/1682	10/18/2021	PR	U	I	19	100
GRANTOR: BUCKLAND KARA P/R OF						
GRANTEE: BUCKLAND KARA						
1732/0531	3/21/2011	WD	Q	V	01	16,000
GRANTOR: HANSON VERLIN C & E F						
GRANTEE: SMITH KATHY						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2012] W10 S10 BAS=[YR=2012] W32 S31 E15 S4 E12
FOP=[YR=2012] E5 N4 W5 S4$ N4 E15 N31 W10$ E10 N10 $.

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	000100	C	RES	0	0006	RL	105.00	100.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 07/09/2026 BY SYS