LOT 1 1993 REBE SW/MH
DOUBLE J ACRES PB 5/308

KIRKLAND DONALD T
43053 KEEN CEMETERY ROAD
CALLAHAN, FL 32011

2023

24-1N-24-0375-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

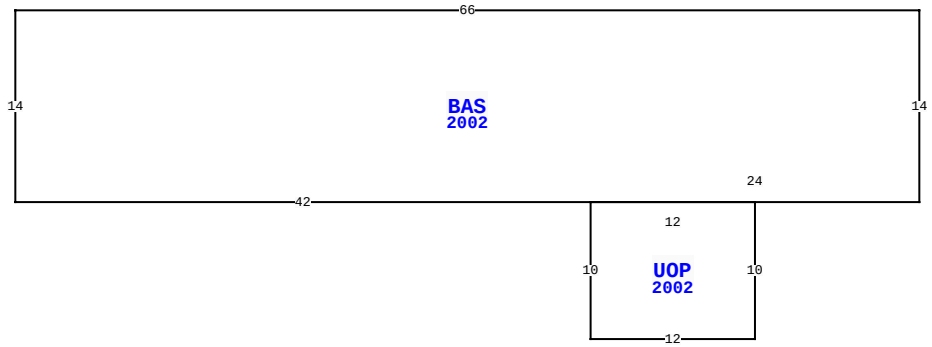
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	17,441
UOP	120	25	30	566
TOTALS	1,044		954	18,008

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	954	96.8000	62.92	60,026	1993	1993	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 924 HX Base Yr



43961 KEEN CEMETERY RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	18,008
TOTAL MARKET OB/XF VALUE	1,156
TOTAL LAND VALUE - MARKET	31,875
TOTAL MARKET VALUE	51,039
SOH/AGL Deduction	8,984
ASSESSED VALUE	42,055
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	42,055
TOTAL JUST VALUE	51,039
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	42,689

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992665	MH MOVE-ON	0	01/05/1999
8484	MH MOVE-ON	15,500	03/22/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W66 S14 E42 UOP=[YR=2002] S10 E12 N10 W12$ E24 N14$.

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
3	0940	SHEDS/PORT	0	0	16	10	160.00	SF	19.50	19.50	100	2000	2000	3	20	624	
4	1242	WD DECK A	0	0	19	14	266.00	SF	10.00	10.00	100	1998	1998	3	20	532	

LAND DESCRIPTION

TOTAL OB/XF 1,156

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	000102	C	SFR/MH	0	0006	OR	0.00	0.00	1.25	AC		1.00	1.00	0.85	30,000.00	25,500.00	31,875							

REVIEW DATE 09/27/2018 BY TWA Total Acres: 1.25 Total Land Value: 31,875 Market: 0 Agricultural: 0 Common: 31,875 PRINTED 08/02/2023 BY SYS