LOT 2
DOUBLE J ACRES PB 5/308

KIRKLAND DONALD T
43053 KEEN CEMETERY ROAD
CALLAHAN, FL 32011

2023

24-1N-24-0375-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	0	0 100
Units		0 100
Quality	03	Quality Level 03

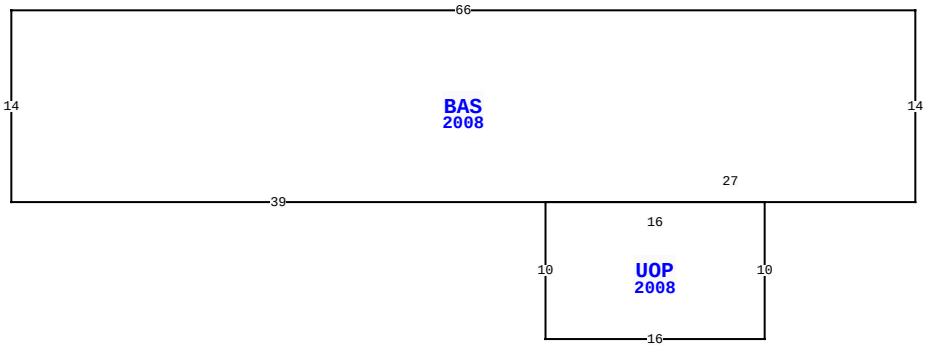
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	20,504
UOP	160	25	40	888
TOTALS	1,084		964	21,392

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0830	02	964	113.8000	73.97	71,307	1980	1980	0	0	0	70.00	30.00

1 MH 93NO RP – 0% - 0 Heated Area: 924 HX Base Yr



43931 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	21,392
TOTAL MARKET OB/XF VALUE	675
TOTAL LAND VALUE - MARKET	32,895
TOTAL MARKET VALUE	54,962
SOH/AGL Deduction	15,751
ASSESSED VALUE	39,211
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,211
TOTAL JUST VALUE	54,962
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	44,594

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8598	MH MOVE-ON	10,000	07/02/1991

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W66 S14 E39 UOP=[YR=2008] S10 E16 N10 W16$ E27 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
1	0940	SHEDS/PORT	0	0	14	12	168.00	SF	20.10	20.10	100	1990	1990	3	20	675	

LAND DESCRIPTION

TOTAL OB/XF 675

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	1.29	AC		1.00	1.00	0.85	30,000.00	25,500.00	32,895							

REVIEW DATE 09/27/2018 BY TWA Total Acres: 1.29 Total Land Value: 32,895 Market: 0 Agricultural: 0 Common: 32,895 PRINTED 08/02/2023 BY SYS