

LOTS 1 & 2
IN OR 725/1578 & OR 785/1992
R622351 & R622352

WALKER JULIAN C JR & DOROTHY
431015 KEEN CEMETERY RD
CALLAHAN, FL 32011

2023

24-1N-24-0376-0001-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 3 6										
Exterior Wall	05	AVERAGE 100	0800	02	1,816	117.6000	82.32	149,493	1996	1996	0	0	0	60.00	40.00	VALUATION SUMMARY									
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 1997													Heated Area: 1458 HX Base Yr 1997									
Roof Cover	03	COMP SHNGL 100	10 52 10 52 12 42 10 27 54 10 64 37 27 UOP 2005 BAS 1996 UOP 1996													Tax Group: 6 Tax Dist: STANDARD									
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE 186,934									
Interior Floo	14	CARPET 90														TOTAL MARKET OB/XF VALUE 82,143									
Interior Floo	08	SHT VINYL 10														TOTAL LAND VALUE - MARKET 133,740									
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE 402,817									
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction 144,464									
Bedrooms	3	100														ASSESSED VALUE 258,353									
Bathrooms	2	100														TOTAL EXEMPTION VALUE HX HB 50,000									
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE 208,353									
Stories	1.	1. 100														TOTAL JUST VALUE 402,817									
Units	0	100	NCON VALUE 22,833																						
Quality		03	Quality Level 03		INCOME VALUE																				
DOR CODE		0200	MOBILE HOME		PREVIOUS YEAR MKT VALUE 282,815																				
MAP NUM		MKT AREA		08																					
NEIGHBORHOOD/LOC		8005.00																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	1,458	100	1,458	48,009																					
UOP	910	25	228	7,508																					
UOP	520	25	130	4,281																					
TOTALS		2,888	1,816	59,797																					
EXTRA FEATURES					431015 KEEN CEMETERY RD, CALLAHAN																				
L N	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	0511	GARAGE CB-	0 100	26 24	624.00	SF	40.00	40.00	100	1995	1995	3	72	17,971											
2	0810	CONCRETE A	0 100	20 24	480.00	SF	6.50	6.50	100	1995	1995	3	72	2,246											
3	0350	CARPORT WD	0 100	50 25	1,250.00	SF	13.00	13.00	100	2003	2003	3	22	3,575											
4	0811	CONCRETE B	0 100	47 20	940.00	SF	5.20	5.20	100	2003	2003	3	84	4,106											
5	1242	WD DECK A	0 100	14 8	112.00	SF	10.00	10.00	100	2005	2005	3	27	302											
6	1242	WD DECK A	0 100	8 8	64.00	SF	10.00	10.00	100	2005	2005	3	27	173											
7	0681	POLE SHED	0 100	24 24	576.00	SF	15.00	15.00	100	2007	2007	3	52	4,493											
8	0812	CONCRETE C	0 100	0 0	3,569.00	SF	4.00	4.00	100	2012	2012	3	94	13,419											
9	0866	POOL FIBER	0 100	20 12	240.00	SF	72.00	72.00	100	2014	2014	3	70	12,096											
10	0845	KOOL DECK	0 100	0 0	800.00	SF	7.25	7.25	100	2014	2014	3	95	5,510											
LAND DESCRIPTION					TOTAL OB/XF 63,891																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	3.19	AC		1.00	1.00	1.00	18,000.00	18,000.00	57,420								
2	000115	C	SFR ACRES	100	0006		0.00	0.00	4.24	AC		1.00	1.00	1.00	18,000.00	18,000.00	76,320								
REVIEW DATE 01/06/2023 BY WWA Total Acres: 7.43 Total Land Value: 133,740 Market: 0 Agricultural: 0 Common: 133,740 PRINTED 08/02/2023 BY SYS																									

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