LOT 3
IN OR 605 PG 532
DOUBLE J ACRES #2 PB 5/376

YOUNG GARY R & MELYNDA L
431139 KEEN CEMETERY ROAD
CALLAHAN, FL 32011

2023

24-1N-24-0376-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

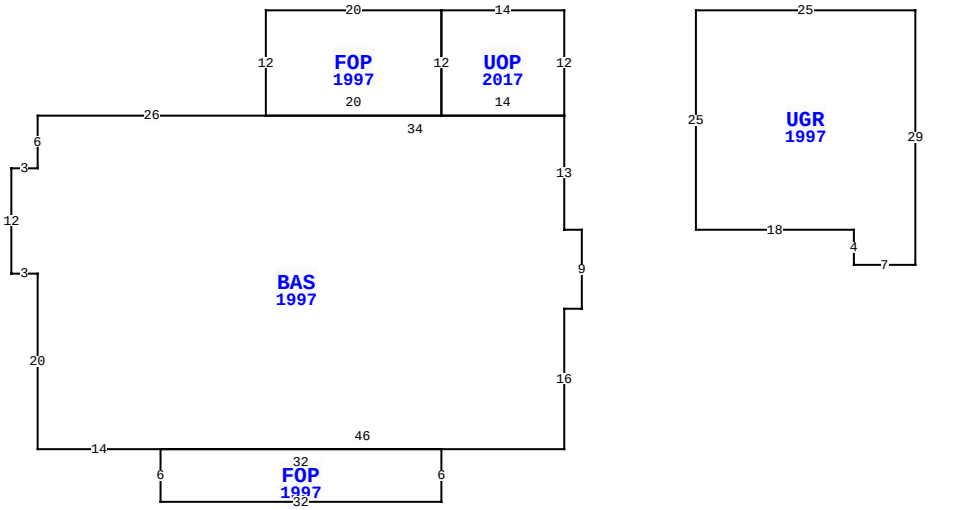
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,334	100	2,334	225,133
FOP	192	30	58	5,595
FOP	240	30	72	6,945
UGR	653	45	294	28,359
UOP	168	20	34	3,279
TOTALS	3,587		2,792	269,311

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,792	95.5584	113.48	316,836	1997	2002	0	0	0	15.00	85.00

1 SNGL FAM – 100% - 1998 Heated Area: 2334 HX Base Yr 1998



431139 KEEN CEMETERY RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		269,311
TOTAL MARKET OB/XF VALUE		6,943
TOTAL LAND VALUE - MARKET		77,040
TOTAL MARKET VALUE		353,294
SOH/AGL Deduction		181,856
ASSESSED VALUE		171,438
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		121,438
TOTAL JUST VALUE		353,294
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,489

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005516	REPAIR/RRF	20,000	06/25/2020
B98	NEW CONSTR	82,514	10/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0605/0532	8/23/1990	WD	Q	V		20,000

GRANTOR: KIRKLAND DONALD
GRANTEE: YOUNG GARY & MELYND

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2017] W14 FOP=[YR=1997] W20 S12 BAS=[YR=1997] W26 S6 W3 S12 E3 S20 E14 FOP=[YR=1997] S6 E32 N6 W32 $ E46 N16 E2 N9 W2 N13 W34 $ E20 N12 $ S12 E14 N12 $ PTR= E15 UGR=[YR=1997] E25 S29 W7 N4 W18 N25 $ W15 $.

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	1997	1997	3	81	2,835	
2	0811	CONCRETE B	0	100	0	0	1,000.00	SF	5.20	5.20	100	1999	1999	3	79	4,108	

LAND DESCRIPTION

TOTAL OB/XF 6,943

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	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	4.28	AC		1.00	1.00	1.00	18,000.00	18,000.00	77,040							

REVIEW DATE 12/04/2020 BY TWX Total Acres: 4.28 Total Land Value: 77,040 Market: 0 Agricultural: 0 Common: 77,040 PRINTED 08/02/2023 BY SYS