

BLK 2 PT LOT 1 IN OR 1810/1521
(EX ESMT IN OR 2060/390)
HILLS AT THOMAS CREEK PBK 5/65

JOHNSON ELIZABETH BELL
431042 KEEN CEMETERY ROAD
CALLAHAN, FL 32011

2023

24-1N-24-0750-0002-0012



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	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	1,520	100	1,520	151,918
FOP	72	30	22	2,199
FSP	126	40	50	4,998
UOP	297	20	59	5,897

TOTALS	2,015	1,651	165,010
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	281.00	SF	6.50	6.50	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	2701	QUONSET GD	0	100	0	0	1,100.00	SF	15.00	15.00	
4	0510	GARAGE WD-	0	100	0	0	550.00	SF	24.85	24.85	
5	0351	CARPORT MT	0	100	30	18	540.00	SF	10.00	10.00	
6	0351	CARPORT MT	0	100	30	18	540.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	5.25	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,651	99.9000	118.63	195,858	1996	2001	0	0	15.75	84.25
1 SNGL FAM - 100% - 1998 Heated Area: 1520 HX Base Yr 1998											

431042 KEEN CEMETERY RD, CALLAHAN	BLD DATE	LGL DATE	05/24/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0810	CONCRETE A	0	100	0	0	281.00	SF	6.50	6.50	100	1995	1995	3	72	1,315	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	80	2,800	
3	2701	QUONSET GD	0	100	0	0	1,100.00	SF	15.00	15.00	100	2000	2000	3	48	7,920	
4	0510	GARAGE WD-	0	100	0	0	550.00	SF	24.85	24.85	100	1999	1999	3	28	3,827	
5	0351	CARPORT MT	0	100	30	18	540.00	SF	10.00	10.00	100	2005	2005	3	27	1,458	
6	0351	CARPORT MT	0	100	30	18	540.00	SF	10.00	10.00	100	2005	2005	3	27	1,458	

TOTAL OB/XF											
18,778											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 6										Tax Dist:	
BUILDING MARKET VALUE										217,007	
TOTAL MARKET OB/XF VALUE										18,778	
TOTAL LAND VALUE - MARKET										84,000	
TOTAL MARKET VALUE										319,785	
SOH/AGL Deduction										99,972	
ASSESSED VALUE										219,813	
TOTAL EXEMPTION VALUE										HX HB 50,000	
BASE TAXABLE VALUE										169,813	
TOTAL JUST VALUE										319,785	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										286,502	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M961635	H/AC	0	10/01/1996
94387	MH MOVE-ON	10,000	02/01/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1810/1521	7/13/2012	QC	U	I	11	100	
GRANTOR: JOHNSON CHARLES RODNE							
GRANTEE: JOHNSON ELIZABETH B							
0707/1993	3/08/1993	QC	U	V	06	100	
GRANTOR: ADAMS BRIAN LEE							
GRANTEE: USA							

BUILDING NOTES											
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BUILDING DIMENSIONS											
UOP=[YR=2012] W33 S9 BAS=[YR=1996] W28 S26 E28 FOP=[YR=1996] S4 E18 N4 W18\$ E18 S4 E15 N21 FSP=[YR=2012] N9 W14 S9 E14\$ W14 N9 W19\$ E33 N9\$.											

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