

BLK 2 PT LOT 2 IN OR 1983/494  
(EX ESMT IN OR 2060/396)  
HILLS AT THOMAS CREEK PBK 5/65

WEBB KEVIN & ANGELA C  
431004 KEEN CEMETERY ROAD  
CALLAHAN, FL 32011

2023

24-1N-24-0750-0002-0021



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 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            | 11 | CLAY TILE 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          | 06      | Quality Level 06 |
| 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       | 1,905            | 100         | 1,905        | 188,680              |
| FGR       | 400              | 55          | 220          | 21,790               |
| FOP       | 73               | 30          | 22           | 2,179                |
| FOP       | 190              | 30          | 57           | 5,646                |
| TOTALS    | 2,568            |             | 2,204        | 218,295              |

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|----------------|------------|-------------|-----|-------|---------|----|
| EXTRA FEATURES |            |             |     |       |         |    |
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP   | L       | W  |
| 1              | 0810       | CONCRETE A  | 0   | 100   | 0       | 0  |
| 2              | 1242       | WD DECK A   | 0   | 100   | 0       | 0  |
| 3              | 0510       | GARAGE WD-  | 0   | 100   | 24      | 16 |
| 4              | 1242       | WD DECK A   | 0   | 100   | 0       | 0  |
| 5              | 0510       | GARAGE WD-  | 0   | 100   | 24      | 24 |
| 6              | 0810       | CONCRETE A  | 0   | 100   | 26      | 18 |
| 7              | 0504       | FP-ELECTRI  | 0   | 100   | 0       | 0  |
|                |            |             |     |       |         |    |
|                |            |             |     |       |         |    |
|                |            |             |     |       |         |    |

| LAND DESCRIPTION |          |     |                      |     |      |
|------------------|----------|-----|----------------------|-----|------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  |
| 1                | 000115   | C   | SFR ACRES            | 100 | 0006 |
|                  |          |     |                      |     |      |
|                  |          |     |                      |     |      |
|                  |          |     |                      |     |      |
|                  |          |     |                      |     |      |
|                  |          |     |                      |     |      |
|                  |          |     |                      |     |      |
|                  |          |     |                      |     |      |
|                  |          |     |                      |     |      |

| MARKET ADJUSTMENTS                                           |     |           |             |                |                |      |      |      |      |   |      |        |  |
|--------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|------|--------|--|
| TYPE                                                         | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM | % COND |  |
| 0100                                                         | 01  | 2,204     | 120.9271    | 109.14         | 240,545        | 1998 | 2003 |      | 0    | 0 | 9.25 | 90.75  |  |
| 1 SINGLE FAM - 100% - 2016 Heated Area: 1905 HX Base Yr 2016 |     |           |             |                |                |      |      |      |      |   |      |        |  |
|                                                              |     |           |             |                |                |      |      |      |      |   |      |        |  |
| 431004 KEEN CEMETERY RD, CALLAHAN                            |     |           |             |                |                |      |      |      |      |   |      |        |  |

|          |  |           |            |
|----------|--|-----------|------------|
| BLD DATE |  | LGL DATE  |            |
| XF DATE  |  | LAND DATE | 05/24/2023 |
| INC DATE |  | AG DATE   | MLU        |

| NASSAU COUNTY PROPERTY    |  |           |               |
|---------------------------|--|-----------|---------------|
| VALUATION SUMMARY         |  |           | PAGE 1 of 1 6 |
| VALUATION BY              |  | STANDARD  |               |
| Tax Group: 6              |  | Tax Dist: |               |
| BUILDING MARKET VALUE     |  | 218,295   |               |
| TOTAL MARKET OB/XF VALUE  |  | 18,685    |               |
| TOTAL LAND VALUE - MARKET |  | 86,560    |               |
| TOTAL MARKET VALUE        |  | 323,540   |               |
| SOH/AGL Deduction         |  | 120,189   |               |
| ASSESSED VALUE            |  | 203,351   |               |
| TOTAL EXEMPTION VALUE     |  | 50,000    |               |
| BASE TAXABLE VALUE        |  | 153,351   |               |
| TOTAL JUST VALUE          |  | 323,540   |               |
| NCON VALUE                |  | 0         |               |
| INCOME VALUE              |  |           |               |
| PREVIOUS YEAR MKT VALUE   |  | 273,410   |               |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| B10502     | GARAGE      | 19,008 | 10/01/2002 |
| B984919    | NEW CONSTR  | 99,300 | 05/01/1998 |

| SALES DATA                   |           |           |     |     |        |            |  |
|------------------------------|-----------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number            | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 1983/0494                    | 5/19/2015 | WD        | Q   | I   | 02     | 220,000    |  |
| GRANTOR: COLE RANDON B       |           |           |     |     |        |            |  |
| GRANTEE: WEBB KEVIN & ANGELA |           |           |     |     |        |            |  |
| 1340/0880                    | 8/09/2005 | WD        | Q   | I   |        | 230,000    |  |
| GRANTOR: SCHETROMPF KIMBERLY |           |           |     |     |        |            |  |
| GRANTEE: COLE RANDON B       |           |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                          |  |  |  |  |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1998] W13 FOP=[YR=1998] W19 S3 E3 S1 E16 N4 \$ S4 W16 N1 W3 N3 W22 S37 FGR=[YR=1998] S20 E20 N15 FOP=[YR=1998] E34 N7 W10 S2 W24 S5 \$ N5 W20 \$ E44 N2 E10 N35 \$ . |  |  |  |  |  |  |  |  |  |  |  |  |  |