

BLOCK 2 LOT 4 (EX S-1)
IN OR 1648/1830
PT IN SECS 24-1N-24 & 19-1N-25

RICE PETER JAMES/RIDGEWAY SANDRA ELIZABETH
43898 KEEN CEMETERY ROAD
CALLAHAN, FL 32011

2023

24-1N-24-0750-0002-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	03	CONC FINSH 70
Interior Floor	11	CLAY TILE 30
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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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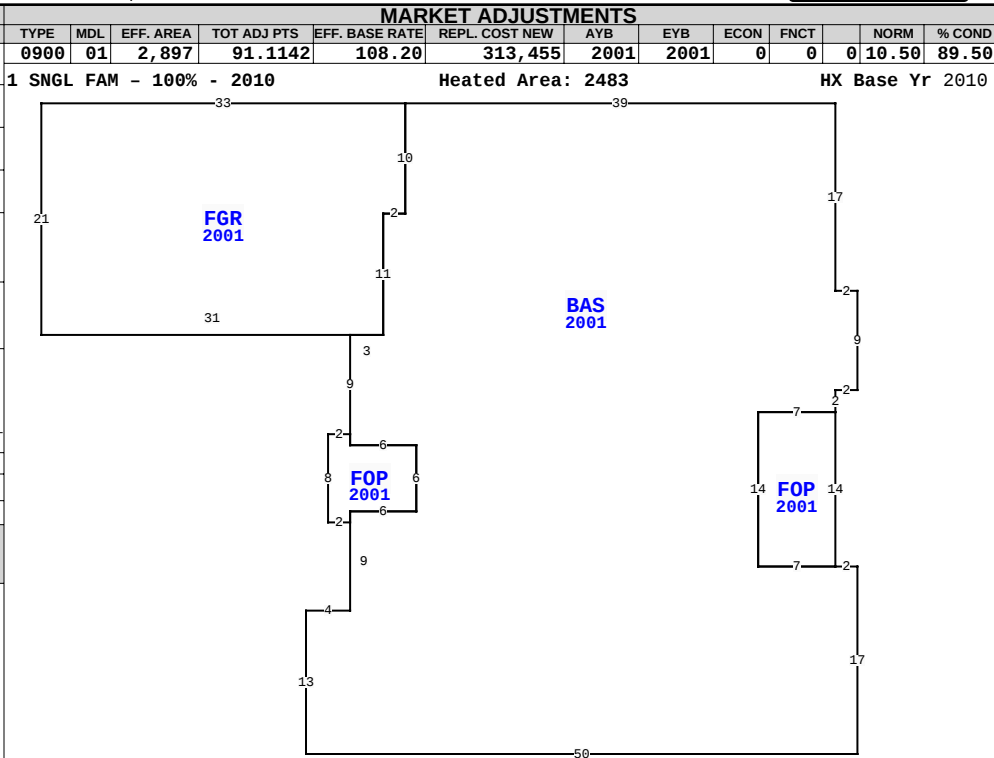
NEIGHBORHOOD/LOC	8005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,483	100	2,483	240,452
FGR	671	55	369	35,734
FOP	52	30	16	1,549
FOP	98	30	29	2,809

TOTALS	3,304		2,897	280,542
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
4	0811	CONCRETE B	0	100	0	0	726.00	SF	5.20	5.20	
5	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	
6	0855	CONC PAVER	0	100	26	15	390.00	SF	10.00	10.00	
7	0920	CWALL-WD/M	0	100	0	0	96.00	LF	390.00	390.00	
8	0812	CONCRETE C	0	100	40	28	1,120.00	SF	4.00	4.00	

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	9.27	AC	



43898 KEEN CEMETERY RD, CALLAHAN	BLD DATE	LGL DATE	05/22/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
21,693											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
6			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	280,542		
TOTAL MARKET OB/XF VALUE	21,693		
TOTAL LAND VALUE - MARKET	148,320		
TOTAL MARKET VALUE	450,555		
SOH/AGL Deduction	235,825		
ASSESSED VALUE	214,730		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	164,730		
TOTAL JUST VALUE	450,555		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	338,912		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108444	NEW CONSTR	125,000	06/01/2001
MH003191	MH MOVE-ON	0	07/01/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1648/1830	11/10/2009	WD	Q	I	01
GRANTOR: WILLIS GEORGE M & TRA					SALE PRICE
GRANTEE: RICE PETER JAMES ET					300,000
0972/0525	2/26/2001	WD	U	I	07
GRANTOR: SHUBERT DANIEL & DOLO					100
GRANTEE: WILLIS GEORGE & TRA					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2001] W2 N17 W39 FGR=[YR=2001] W33 S21 E31 N11 E2 N10 \$ S10 W2 S11 W3 S9 FOP=[YR=2001] W2 S8 E2 N1 E6 N6 W6 N1 \$ S1 E6 S6 W6 S9 W4 S13 E50 N17 W2 FOP=[YR=2001] W7 N14 E7 S14 \$ W7 N14 E7 N2 E2 N9 \$.											