BLOCK 2 PT OF LOT 8
IN OR 2334/272
HILLS AT THOMAS CREEK PB 5/65

GREGORY JOSHUA M & ALANNA BETH
43534 KEEN CEMETERY RD
CALLAHAN, FL 32011

2023

24-1N-24-0750-0002-0084

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

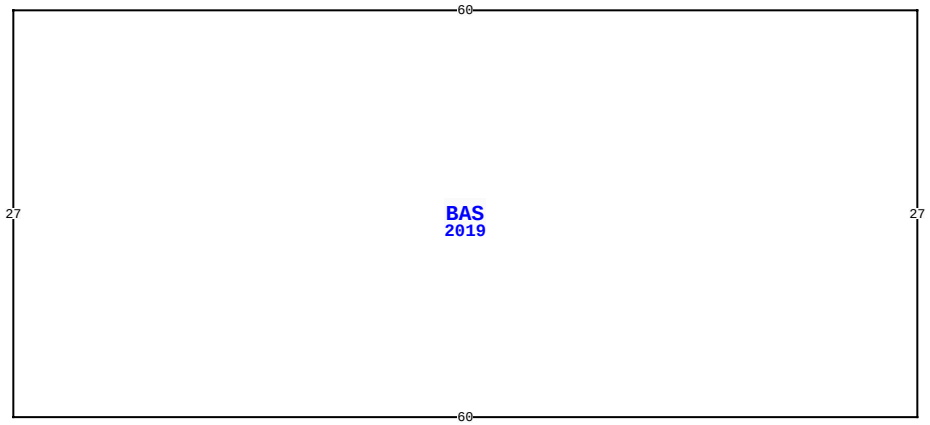
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	74,173
TOTALS	1,620		1,620	74,173

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	116.8000	81.76	132,451	2004	2004	0	0	0	44.00	56.00

1 M/H 94+ – 100% - 2020 Heated Area: 1620 HX Base Yr 2020



43534 KEEN CEMETERY RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		74,173
TOTAL MARKET OB/XF VALUE		2,118
TOTAL LAND VALUE - MARKET		67,500
TOTAL MARKET VALUE		143,791
SOH/AGL Deduction		33,172
ASSESSED VALUE		110,619
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		60,619
TOTAL JUST VALUE		143,791
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		107,397

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2334/0272	12/09/2019	QC	U	I	11	100
GRANTOR: GREGORY MAX A JR & LO						
GRANTEE: GREGORY JOSHUA MITC						
2326/1738	12/09/2019	QC	U	I	11	100
GRANTOR: GREGORY MAX A JR & LO						
GRANTEE: GREGORY JOSHUA MITC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W60 S27 E60 N27$.

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	1242	WD DECK A	0	100	16	12	192.00	SF	5.00	5.00	100	2005	2005	3	27	259	
2	0753	UEP	0	100	16	12	192.00	SF	22.00	22.00	100	2005	2005	3	44	1,859	

LAND DESCRIPTION

TOTAL OB/XF 2,118

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			0.00	0.00	2.25	AC		1.00	1.00	1.00	30,000.00	30,000.00	67,500							

REVIEW DATE 02/13/2020 BY TWA Total Acres: 2.25 Total Land Value: 67,500 Market: 0 Agricultural: 0 Common: 67,500 PRINTED 08/02/2023 BY SYS