

BLOCK 2 PT OF LOT 9
IN OR 460 PG 8 (EX S-4)
PT IN SECS 24-1N-24 & 25-1N-24

HYGEMA WALTER H JR & WENDY E
43376 KEEN CEMETERY ROAD
CALLAHAN, FL 32011

2023

24-1N-24-0750-0002-0091



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 Floop	14	CARPET 100
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

--	--	--

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	1,296	100	1,296	31,337
FCP	756	25	189	4,570
FSP	144	60	86	2,080
FSP	240	60	144	3,482
FST	72	65	47	1,136

TOTALS	2,508		1,762	42,605
--------	-------	--	-------	--------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
2	0940	SHEDS/PORT	0	100	13	14		182.00	SF 20.10	100	1987
3	0681	POLE SHED	0	100	12	14		168.00	SF 15.00	100	1994
5	0812	CONCRETE C	0	100	20	20		400.00	SF 4.00	100	2003
6	0510	GARAGE WD-	0	100	24	20		480.00	SF 35.00	100	2018
7	0810	CONCRETE A	0	100	20	4		80.00	SF 6.50	100	2018

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.94	AC	1.00

REVIEW DATE	12/12/2018	BY	TW
-------------	------------	----	----

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0820	02	1,762	124.0000	80.60	142,017	1993	1993	0	0	0	70.00	30.00	
1 M/H 93- - 100% - 0													
Heated Area: 1296 HX Base Yr													

43376 KEEN CEMETERY RD, CALLAHAN	BLD DATE	LGL DATE	06/13/2023	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
2	0940	SHEDS/PORT	0	100	13	14		182.00	SF 20.10	100	1987	1987	3	20	732	
3	0681	POLE SHED	0	100	12	14		168.00	SF 15.00	100	1994	1994	3	23	580	
5	0812	CONCRETE C	0	100	20	20		400.00	SF 4.00	100	2003	2003	3	84	1,344	
6	0510	GARAGE WD-	0	100	24	20		480.00	SF 35.00	100	2018	2018	3	90	15,120	
7	0810	CONCRETE A	0	100	20	4		80.00	SF 6.50	100	2018	2018	3	98	510	

TOTAL OB/XF													
18,286													

Total Acres: 1.94	Total Land Value: 58,200	Market: 0	Agricultural: 0	Common: 58,200
-------------------	--------------------------	-----------	-----------------	----------------

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		42,605	
TOTAL MARKET OB/XF VALUE		18,286	
TOTAL LAND VALUE - MARKET		58,200	
TOTAL MARKET VALUE		119,091	
SOH/AGL Deduction		62,043	
ASSESSED VALUE		57,048	
TOTAL EXEMPTION VALUE		HX HB 32,048	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		119,091	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		90,205	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18007619	GARAGE	22,944	07/26/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0460/0008	7/01/1985	WD U	V			100	
GRANTOR:							
GRANTEE:							

BUILDING NOTES															

BUILDING DIMENSIONS															
BAS=[YR=1993] W48 S27 E16 FSP=[YR=2013] S12 E20 N12 W20\$ E32 FSP=[YR=2013] E8 FCP=[YR=2013] E28 N27 W28 FST=[YR=2013] W8 S9 E8 N9\$ S27\$ N18 W8 S18\$ N27\$.															