

BLOCK 2 PT OF LOT 9(S-3 & S-6)
IN OR 1262/1556
HILLS AT THOMAS CREEK PB 5/65

WILKINSON JOHN M
43454 KEEN CEMETARY ROAD
CALLAHAN, FL 32011

2023

24-1N-24-0750-0002-0093



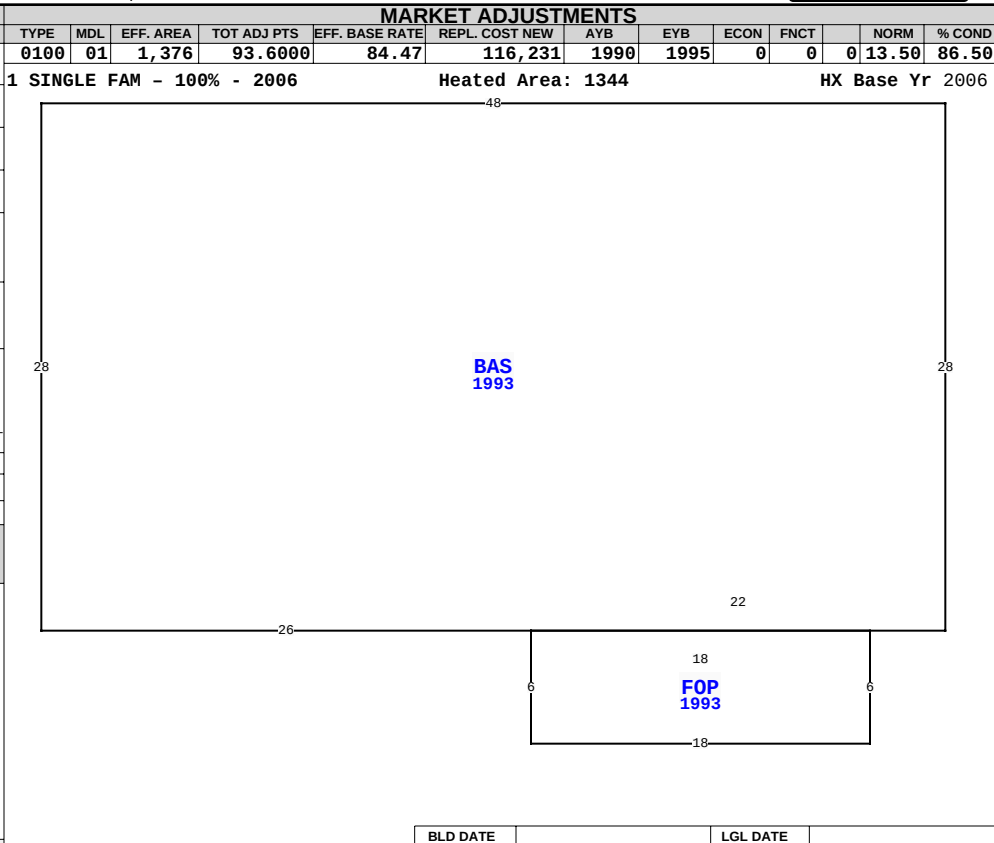
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	1,344	100	1,344	98,202
FOP	108	30	32	2,338
TOTALS	1,452		1,376	100,540

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0510	GARAGE WD-	0 100	20	20	400.00	SF	35.00	35.00	100	1994	1994	3
2	0810	CONCRETE A	0 100	23	16	368.00	SF	6.50	6.50	100	1995	1995	3

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND
1	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	1.03	AC		1.00	1.00



43454 KEEN CEMETARY RD, CALLAHAN	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 6
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		100,540	
TOTAL MARKET OB/XF VALUE		4,942	
TOTAL LAND VALUE - MARKET		30,900	
TOTAL MARKET VALUE		136,382	
SOH/AGL Deduction		63,312	
ASSESSED VALUE		73,070	
TOTAL EXEMPTION VALUE		48,070	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		136,382	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		114,012	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000893	REPAIR/RRF	7,600	01/29/2019
6465	NEW CONSTR	47,856	05/15/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1262/1556	9/30/2004	QD	U	I	05	124,000
GRANTOR: SECRETARY OF VETERANS						
GRANTEE: WILKINSON JOHN M						
1230/1339	5/14/2004	CT	U	I	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: SECRETARY OF VETERA						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=1993] W48 S28 E26 FOP=[YR=1993] S6 E18 N6 W18\$ E22 N28\$.													