BLOCK 2 PT OF LOT 9 S-4 & S-5
IN OR 1218/1457 & OR 1276/1043
R672797 & R672798

DOWDY JODY B
43406 KEEN CEMETERY ROAD
CALLAHAN, FL 32011

**2023**

**24-1N-24-0750-0002-0094**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| 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 |
| Quality | 06 | Quality Level 06 |

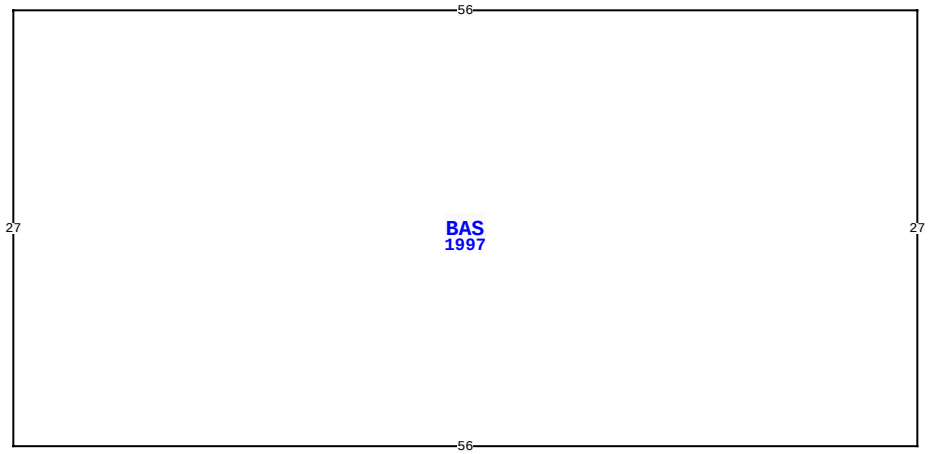
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8005.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,512 | 100 | 1,512 | 88,145 |
| TOTALS | 1,512 | | 1,512 | 88,145 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,512 | 160.1600 | 112.11 | 169,510 | 1997 | 2002 | 0 | 0 | 0 | 48.00 | 52.00 |

1 M/H 94+ – 100% - 1998 Heated Area: 1512 HX Base Yr 1998




43406 KEEN CEMETERY RD, CALLAHAN

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

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 88,145 |
| TOTAL MARKET OB/XF VALUE | | 8,775 |
| TOTAL LAND VALUE - MARKET | | 40,800 |
| TOTAL MARKET VALUE | | 137,720 |
| SOH/AGL Deduction | | 79,360 |
| ASSESSED VALUE | | 58,360 |
| TOTAL EXEMPTION VALUE | HX HB | 33,360 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 137,720 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 106,373 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH97 | MH MOVE-ON | 0 | 06/01/1997 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1276/1043 | 11/24/2004 | WD | U | I | 07 | 100 |
| GRANTOR: DOWDY JEFFERY R | | | | | | |
| GRANTEE: DOWDY JODY B | | | | | | |
| 1218/1457 | 3/30/2004 | QC | U | I | 01 | 100 |
| GRANTOR: DOWDY JEFFERY R | | | | | | |
| GRANTEE: DOWDY JODY B | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1997] W56 S27 E56 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 | 0751 | UOP | 0 | 100 | 8 | 16 | 128.00 | SF | 10.00 | 10.00 | 100 | 2013 | 2013 | 3 | 75 | 960 | |
| 4 | 0350 | CARPORT WD | 0 | 100 | 22 | 21 | 462.00 | SF | 13.00 | 13.00 | 100 | 1998 | 1998 | 3 | 20 | 1,201 | |
| 5 | 0510 | GARAGE WD- | 0 | 100 | 23 | 21 | 483.00 | SF | 35.00 | 35.00 | 100 | 1998 | 1998 | 3 | 27 | 4,564 | |
| 6 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 512.00 | SF | 5.20 | 5.20 | 100 | 1998 | 1998 | 3 | 77 | 2,050 | |

### LAND DESCRIPTION

TOTAL OB/XF 8,775

| 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 | 000102 | C | SFR/MH | 100 | 0007 | | 0.00 | 0.00 | 1.36 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 40,800 | | | | | | | |

REVIEW DATE 06/07/2022 BY TWA Total Acres: 1.36 Total Land Value: 40,800 Market: 0 Agricultural: 0 Common: 40,800 PRINTED 08/02/2023 BY SYS