

BLOCK 2 PT LOT 10 (S-1)
OR 659/1050 & OR 700/358
HILLS AT THOMAS CREEK PB 5/65

BUTLER KEITH A & TINA M
43342 KEEN CEMETERY ROAD
CALLAHAN, FL 32011

2023

24-1N-24-0750-0002-0101



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	12	CEDAR 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM	MKT AREA	08
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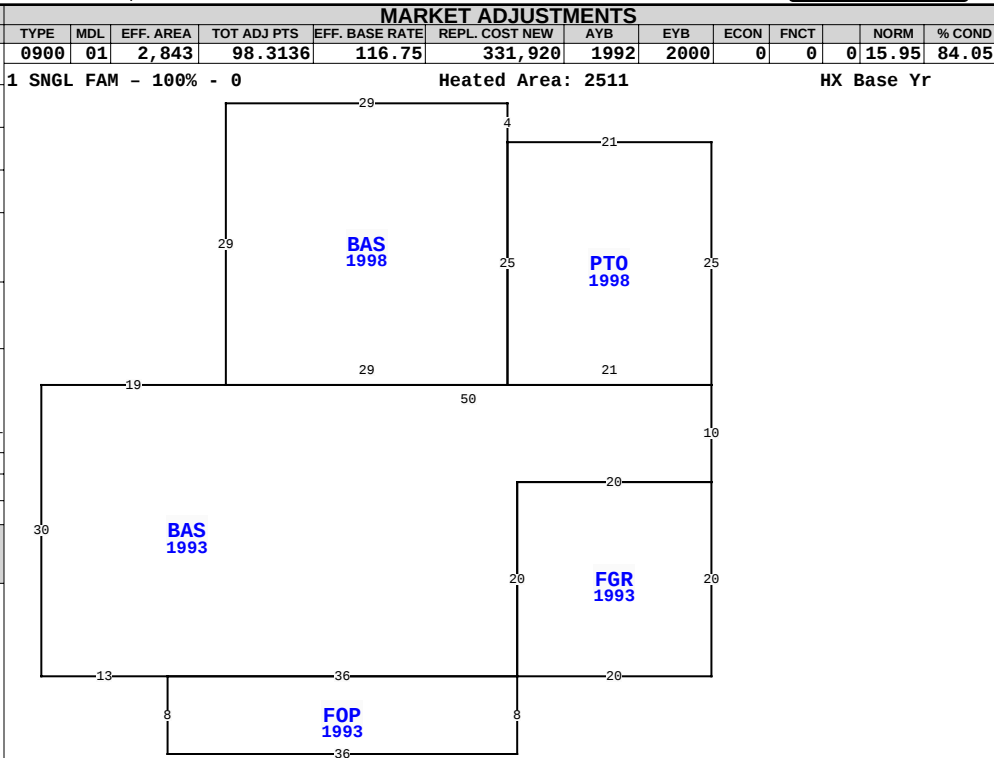
NEIGHBORHOOD/LOC	8005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,670	100	1,670	163,875
BAS	841	100	841	82,526
FGR	400	55	220	21,588
FOP	288	30	86	8,439
PTO	525	5	26	2,552

TOTALS	3,724	2,843	278,979
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	100	1992
2	0810	CONCRETE A	0	100	23	16		368.00	SF 6.50	100	1992
3	0511	GARAGE CB-	0	100	28	44		1,232.00	SF 40.00	100	1995
4	0812	CONCRETE C	0	100	0	0		1,125.00	SF 4.00	100	1998
5	0940	SHEDS/PORT	0	100	8	12		96.00	SF 30.00	100	1993
6	0940	SHEDS/PORT	0	100	35	12		420.00	SF 30.00	100	2021

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	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	2.50	AC	1.00



43342 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
1	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	100	1992	1992	3	74	2,590	
2	0810	CONCRETE A	0	100	23	16		368.00	SF 6.50	100	1992	1992	3	66	1,579	
3	0511	GARAGE CB-	0	100	28	44		1,232.00	SF 40.00	100	1995	1995	3	72	35,482	
4	0812	CONCRETE C	0	100	0	0		1,125.00	SF 4.00	100	1998	1998	3	77	3,465	
5	0940	SHEDS/PORT	0	100	8	12		96.00	SF 30.00	100	1993	1993	3	20	576	
6	0940	SHEDS/PORT	0	100	35	12		420.00	SF 30.00	100	2021	2021	3	97	12,222	

TOTAL OB/XF											
55,914	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
2.50	AC	1.00	1.00	1.00	30,000.00	30,000.00	75,000				

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	278,979		
TOTAL MARKET OB/XF VALUE	55,914		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	409,893		
SOH/AGL Deduction	223,259		
ASSESSED VALUE	186,634		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	136,634		
TOTAL JUST VALUE	409,893		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	342,325		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B974052	ADDITION	28,190	06/01/1997
4360	NEW CONSTR	6,000	09/22/1992

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0700/0358	3/11/1994	QC	U	I	06
					SALE PRICE
					40,600
GRANTOR: BUTLER KEITH A					
GRANTEE: BUTLER KEITH A & TI					
0659/1050	5/28/1992	WD	Q	V	
					20,000
GRANTOR: MILLIGAN RUFUS & M A					
GRANTEE: BUTLER KEITH A					

BUILDING NOTES											
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BUILDING DIMENSIONS											
PTO=[YR=1998] W21 BAS=[YR=1998] N4 W29 S29 BAS=[YR=1993] W19 S30 E13 FOP=[YR=1993] S8 E36 N8 FGR=[YR=1993] E20 N20 W20 S20 \$ W36 \$ E36 N20 E20 N10 W50 \$ E29 N25 \$ S25 E21 N25 \$.											