

BLOCK 3 PT OF LOT 12
IN OR 2381/747
HILLS AT THOMAS CREEK PB 5/65

NELSON CHRISTIAN V & SANDRA L
43637 KEEN CEMETERY RD
CALLAHAN, FL 32011

2023

24-1N-24-0750-0003-0122



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
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	2,597	100	2,597	247,252
FEP	312	80	250	23,802
FGR	631	55	347	33,037
FOP	392	30	118	11,234
PTO	576	5	29	2,761
SFB	264	80	211	20,088

TOTALS	4,772		3,552	338,174
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,237.00	SF	4.00	4.00	
2	0861	POOL GUNIT	0	100	26	18	468.00	SF	85.00	85.00	
3	0845	KOOL DECK	0	100	0	0	637.00	SF	7.25	7.25	
4	0812	CONCRETE C	0	100	0	0	1,420.00	SF	4.00	4.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	100	0006		0.00	0.00	1.26	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,552	96.0165	114.02	404,999	1995	2000	0	0	16.50	83.50
1 SNGL FAM - 100% - 2021 Heated Area: 2808 HX Base Yr 2021											

43637 KEEN CEMETERY RD, CALLAHAN											
BLD DATE						LGL DATE					
XF DATE						LAND DATE					
INC DATE						AG DATE					
						06/13/2023 MLU					

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		338,174	
TOTAL MARKET OB/XF VALUE		21,700	
TOTAL LAND VALUE - MARKET		37,800	
TOTAL MARKET VALUE		397,674	
SOH/AGL Deduction		106,902	
ASSESSED VALUE		290,772	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		240,772	
TOTAL JUST VALUE		397,674	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		365,892	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B996488	SWIM POOL	18,000	10/01/1999
B951947	NEW CONSTR	113,000	05/01/1995

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2381/0747	7/31/2020	WD Q	I	I	02
					295,000
GRANTOR:EBRIGHT GLENDA T & EL					
GRANTEE: NELSON CHRISTIAN V					
2336/0852	1/30/2020	FJ U	I	I	11
GRANTOR:NELSON LETTY T ESTATE					
GRANTEE:EBRIGHT GLENDA T &					

BUILDING NOTES											
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BUILDING DIMENSIONS											
PTO=[YR=1995] W6 N22 W24 BAS=[YR=1995] W23 FGR=[YR=1995] W28 S23 E27 N13 E1 N10 \$ S10 W1 S13 W7 S26 FOP=[YR=1995] W8 S19 E38 N8 W30 N11\$ S11 E30 S8 E25 N20 E6 N14 W18 FEP=[YR=1995] N26 W12 S26 E12\$ W12 N34\$ S8 E12 S26 E18 N12\$ PTR=E20 SFB=[YR=2020] E22 S12 W22 N12\$ W20\$.											