BLOCK 3 LOT 13
ESMT'S IN OR 763/174 &
OR 1351/1795

WILSON BENJAMIN R & BARBARA N
43581 KEEN CEMETERY ROAD
CALLAHAN, FL 32011

2023

24-1N-24-0750-0003-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
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	04	Quality Level 04

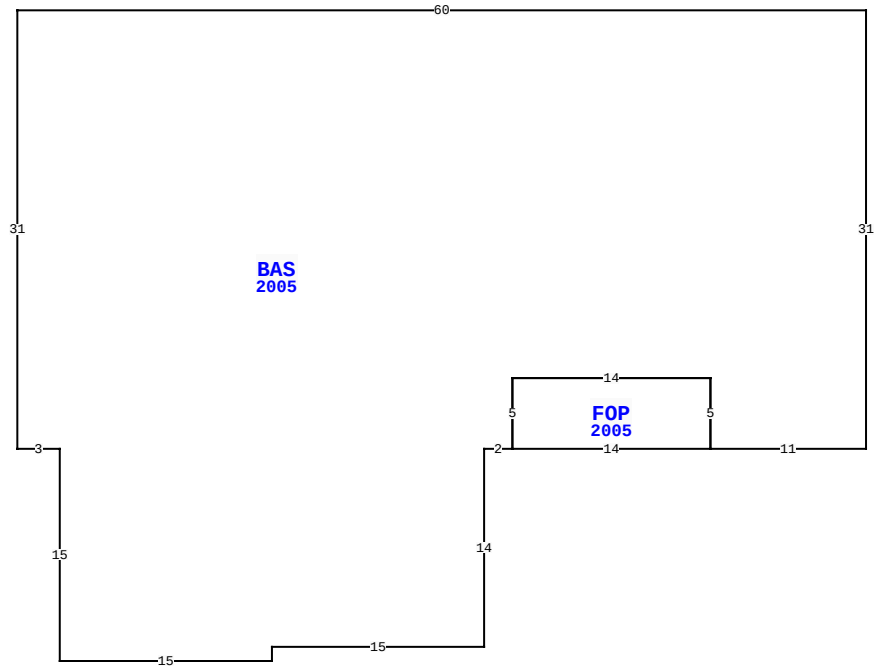
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,225	100	2,225	119,642
FOP	70	30	21	1,129
TOTALS	2,295		2,246	120,772

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,246	132.4400	92.71	208,227	2005	2005	0	0	0	42.00	58.00

1 M/H 94+ – 100% - 0 Heated Area: 2225 HX Base Yr



43581 KEEN CEMETERY RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		120,772
TOTAL MARKET OB/XF VALUE		7,982
TOTAL LAND VALUE - MARKET		280,000
TOTAL MARKET VALUE		408,754
SOH/AGL Deduction		237,898
ASSESSED VALUE		170,856
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		120,856
TOTAL JUST VALUE		408,754
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		232,521

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH054657	MH MOVE-ON	0	09/01/2005
E15657	ELEC OTHER	0	09/01/2005
P09986	OTHER	0	09/01/2005
M10160	MECH OTHER	0	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2629/1951	3/23/2023	QC	U	I	11	100
GRANTOR: WILSON BENJAMIN ROLAN						
GRANTEE: WILSON BENJAMIN ROL						
0454/0762	5/01/1985	WD	Q	V		40,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W60 S31 E3 S15 E15 N1 E15 N14 E2 FOP=[YR=2005] E14 N5 W14 S5$ N5 E14 S5 E11 N31$.

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	0940	SHEDS/PORT	0	100	20	12	240.00	SF	21.30	21.30	100	1992	1992	3	20	1,022	
2	0680	POLE SHED	0	100	20	11	220.00	SF	10.00	10.00	100	1995	1995	3	24	528	
3	0510	GARAGE WD-	0	100	24	12	288.00	SF	25.90	25.90	100	2005	2005	3	44	3,282	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	90	3,150	

LAND DESCRIPTION

TOTAL OB/XF 7,982

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	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	20.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	280,000							

REVIEW DATE 06/07/2022 BY TWA Total Acres: 20.00 Total Land Value: 280,000 Market: 0 Agricultural: 0 Common: 280,000 PRINTED 08/02/2023 BY SYS