BLOCK 3 LOT 15 EX W'LY 300 FT
IN OR 1293/20 SEC 25-1N-24
1979 NOBI DW/MH

HOLTON RUFUS A JR & KATHY H
43485 KEEN CEMETERY ROAD
CALLAHAN, FL 32011

2023

24-1N-24-0750-0003-0153

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

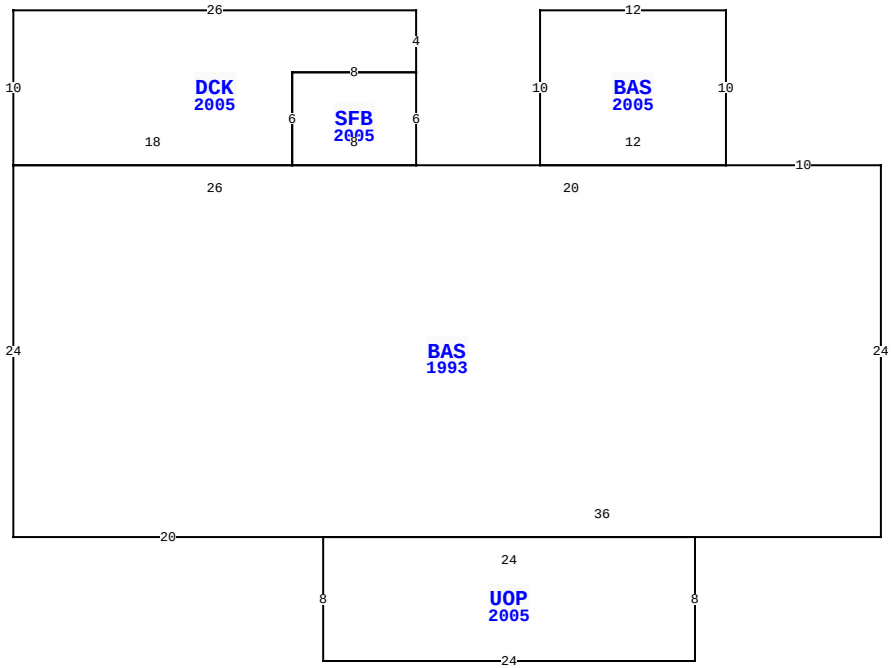
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03
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	1,344	100	1,344	30,139
BAS	120	100	120	2,691
DCK	212	15	32	718
SFB	48	80	38	852
UOP	192	25	48	1,076
TOTALS	1,916		1,582	35,476

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,582	115.0000	74.75	118,254	1979	1994	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2006 Heated Area: 1502 HX Base Yr 2006



43485 KEEN CEMETERY RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		35,476
TOTAL MARKET OB/XF VALUE		660
TOTAL LAND VALUE - MARKET		68,220
TOTAL MARKET VALUE		104,356
SOH/AGL Deduction		53,744
ASSESSED VALUE		50,612
TOTAL EXEMPTION VALUE	HX HB	25,612
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		104,356
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		87,589

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1877/1822	8/09/2013	WD	U	I	11	100
GRANTOR: HIGGINBOTHAM MARVIN E						
GRANTEE: HOLTON RUFUS A JR &						
1293/0020	2/04/2005	WD	Q	I		120,000
GRANTOR: YAWN THERESA D						
GRANTEE: HOLTON RUFUS A JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 BAS=[YR=2005] N10 W12 S10 E12$ W20
SFB=[YR=2005] N6 DCK=[YR=2005] N4 W26 S10 E18 N6 E8$ W8 S6
E8$ W26 S24 E20 UOP=[YR=2005] S8 E24 N8 W24$ E36 N24$.

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
2	0681	POLE SHED	0	100	10	10	100.00	SF	15.00	15.00	100	2005	2005	3	44	660	

LAND DESCRIPTION

TOTAL OB/XF 660

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	0006	OR	0.00	0.00	3.79	AC		1.00	1.00	1.00	18,000.00	18,000.00	68,220							

REVIEW DATE 06/07/2022 BY TWA Total Acres: 3.79 Total Land Value: 68,220 Market: 0 Agricultural: 0 Common: 68,220 PRINTED 08/02/2023 BY SYS