BLOCK 3 PT OF LOT 19 (S-2)
OR 528/37 SEC 30-1N-25
HILLS AT THOMAS CREEK PB 5/65

SCAFF ALICE E
43279 KEEN CEMETERY ROAD
CALLAHAN, FL 32011

2023

24-1N-24-0750-0003-0192

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

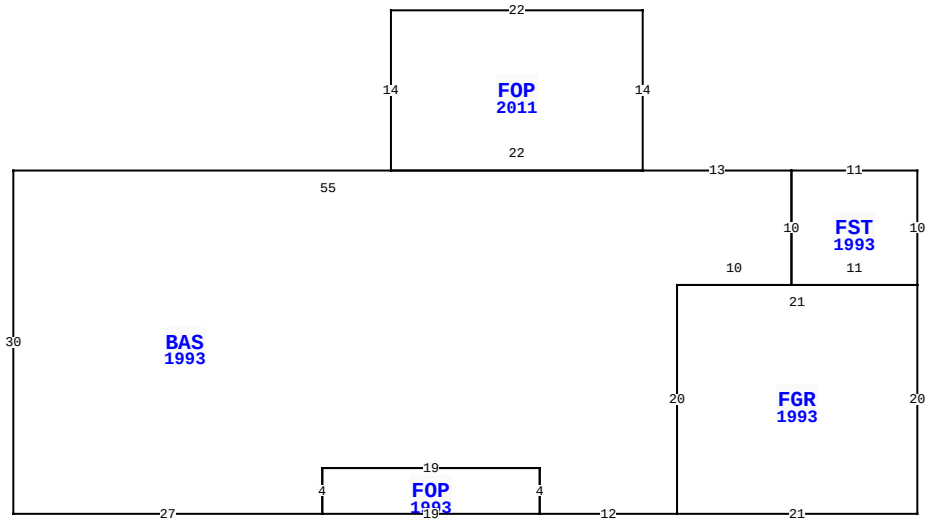
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,764	100	1,764	162,109
FGR	420	55	231	21,229
FOP	76	30	23	2,114
FOP	308	30	92	8,455
FST	110	55	60	5,514
TOTALS	2,678		2,170	199,420

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,170	96.1380	114.16	247,727	1986	1996	0	0	0	19.50	80.50

1 SNGL FAM – 100% - 0 Heated Area: 1764 HX Base Yr



43279 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		199,420
TOTAL MARKET OB/XF VALUE		24,774
TOTAL LAND VALUE - MARKET		68,760
TOTAL MARKET VALUE		292,954
SOH/AGL Deduction		145,523
ASSESSED VALUE		147,431
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		92,431
TOTAL JUST VALUE		292,954
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		241,153

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4730	SWIM POOL	8,750	03/15/1988
4604	NEW CONSTR	1,000	01/15/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0528/0037	10/05/1987	WD	Q	V		17,200
GRANTOR: MIZELL MICHAEL D						
GRANTEE: SCAFF GEORGE SR						
0487/0806	4/17/1986	AD	U	V		19,000
GRANTOR: MIZELL MICHAEL D						
GRANTEE: SCAFF GEORGE SR						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W11 BAS=[YR=1993] W13 FOP=[YR=2011] N14 W22 S14 E22$ W55 S30 E27 FOP=[YR=1993] E19 N4 W19 S4$ N4 E19 S4 E12 FGR=[YR=1993] E21 N20 W21S20$ N20 E10 N10$ S10 E11 N10$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	62	2,170	
2	0810	CONCRETE A	0	100	0	0	324.00	SF	6.50	6.50	100	1986	1986	3	52	1,095	
3	0810	CONCRETE A	0	100	20	2	40.00	SF	6.50	6.50	100	1986	1986	3	52	135	
4	0861	POOL GUNIT	0	100	15	24	360.00	SF	85.00	85.00	100	1987	1987	3	20	6,120	
5	0845	KOOL DECK	0	100	100	3	300.00	SF	7.25	7.25	100	1987	1987	3	54.5	1,185	
6	0100	BAR-B-Q	0	100	0	0	1.00	UT	200.00	200.00	100	1988	1988	3	20	40	
7	0510	GARAGE WD-	0	100	0	0	750.00	SF	35.00	35.00	100	1990	1990	3	20	5,250	
8	0812	CONCRETE C	0	100	0	0	1,840.00	SF	4.00	4.00	100	1990	1990	3	62	4,563	
9	0812	CONCRETE C	0	100	0	0	1,700.00	SF	4.00	4.00	100	1990	1990	3	62	4,216	

LAND DESCRIPTION

TOTAL OB/XF 24,774

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	231.00	706.00	3.82	AC		1.00	1.00	1.00	18,000.00	18,000.00	68,760							

REVIEW DATE 06/07/2022 BY TWA Total Acres: 3.82 Total Land Value: 68,760 Market: 0 Agricultural: 0 Common: 68,760 PRINTED 08/02/2023 BY SYS