BLOCK 3 PT OF LOT 20 (S-1)
IN OR 2487/504
SEC 30-1N-25

WHEELER RICHARD III & REBECCA
43209 KEEN CEMETERY RD
CALLAHAN, FL 32011

**2023**

**24-1N-24-0750-0003-0201**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

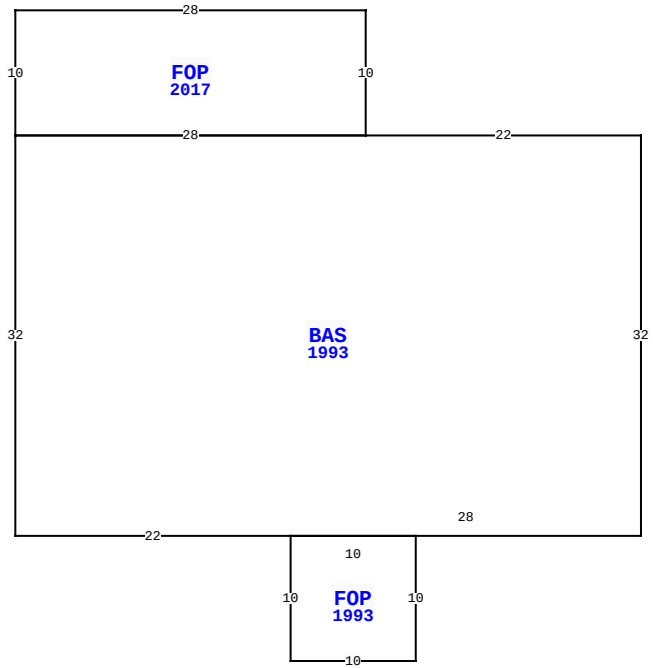
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 60 |
| Interior Floo | 11 | CLAY TILE 40 |
| Air Condition | 03 | CENTRAL 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 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |
| 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 | 1,600 | 100 | 1,600 | 219,453 |
| FOP | 100 | 30 | 30 | 4,115 |
| FOP | 280 | 30 | 84 | 11,522 |
| TOTALS | 1,980 | | 1,714 | 235,089 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,714 | 119.0700 | 141.40 | 242,360 | 1990 | 2015 | 0 | 0 | 0 | 3.00 | 97.00 |

1 SNGL FAM – 100% - 2022 Heated Area: 1600 HX Base Yr 2022




43209 KEEN CEMETERY RD, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/19/2023 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 235,089 |
| TOTAL MARKET OB/XF VALUE | | 10,534 |
| TOTAL LAND VALUE - MARKET | | 35,000 |
| TOTAL MARKET VALUE | | 280,623 |
| SOH/AGL Deduction | | 139,228 |
| ASSESSED VALUE | | 141,395 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 91,395 |
| TOTAL JUST VALUE | | 280,623 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 214,062 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 21008916 | NEW SHINGLES | 11,394 | 07/08/2021 |
| B952012 | SWIM POOL | 9,000 | 06/01/1995 |
| 7478 | XFOB | 21,260 | 08/23/1991 |
| 5340 | NEW CONSTR | 1,600 | 09/07/1988 |
| 3106 | NEW CONSTR | 0 | 06/27/1988 |
| 4998 | NEW CONSTR | 37,700 | 06/27/1988 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2487/0504 | 8/04/2021 | WD | Q | I | 01 | 310,000 |
| GRANTOR: MOLTIMORE CASSANDRA K | | | | | | |
| GRANTEE: WHEELER RICHARD G I | | | | | | |
| 2393/1412 | 9/16/2020 | WD | Q | I | 02 | 270,000 |
| GRANTOR: CREWS KYLE A & JENA A | | | | | | |
| GRANTEE: MOLTIMORE CASSANDRA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W22 FOP=[YR=2017] N10 W28 S10 E28$ W28 S32 E22
FOP=[YR=1993] S10 E10 N10 W10$ E28 N32$.

## 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 | 0504 | FP-ELECTRI | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 1990 | 1990 | 3 | 70 | 1,400 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 303.00 | SF | 6.50 | 6.50 | 100 | 1995 | 1995 | 3 | 72 | 1,418 | |
| 4 | 0861 | POOL GUNIT | 0 | 100 | 0 | 0 | 336.00 | SF | 85.00 | 85.00 | 100 | 1995 | 1995 | 3 | 20 | 5,712 | |
| 5 | 0845 | KOOL DECK | 0 | 100 | 0 | 0 | 384.00 | SF | 7.25 | 7.25 | 100 | 1995 | 1995 | 3 | 72 | 2,004 | |

## LAND DESCRIPTION

TOTAL OB/XF 10,534

| 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 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 35,000 | | | | | | | |

REVIEW DATE 02/14/2022 BY TWA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS