BLOCK 3 PT OF LOT 20 (S-6)
IN OR 2296/1852 SEC 30-1N-25
HILLS AT THOMAS CREEK PB 5/65

BENNETT STEPHEN
43187 KEEN CEMETERY ROAD
CALLAHAN, FL 32011

2023

24-1N-24-0750-0003-0206

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

KEEN CEMETERY RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	29,750
TOTAL MARKET VALUE	41,750
SOH/AGL Deduction	10,290
ASSESSED VALUE	31,460
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	31,460
TOTAL JUST VALUE	41,750
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	30,450

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2296/1852	8/06/2019	QC	U	I	11	100
GRANTOR: CRIBB INGA						
GRANTEE: BENNETT STEPHEN						
1203/1589	1/26/2004	QC	U	V	01	8,000
GRANTOR: JOHNS ALTON L						
GRANTEE: CRIBB INGA						

BUILDING NOTES

BUILDING DIMENSIONS

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2004	2004	3	100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2004	2004	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	000001	C	V RS W/XFOB	0			0.00	0.00	0.85	AC		1.00	1.00	1.00	35,000.00	35,000.00	29,750							

REVIEW DATE 06/07/2022 BY TWA Total Acres: 0.85 Total Land Value: 29,750 Market: 0 Agricultural: 0 Common: 29,750 PRINTED 08/02/2023 BY SYS