BLOCK 3 PT LOT 21
IN OR 768 PG 1672
R672705 & R672706

WITHERS MICHAEL R & JOY K
43083 KEEN CEMETERY RD
CALLAHAN, FL 32011

2023

24-1N-24-0750-0003-0211

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
Quality	04	Quality Level 04

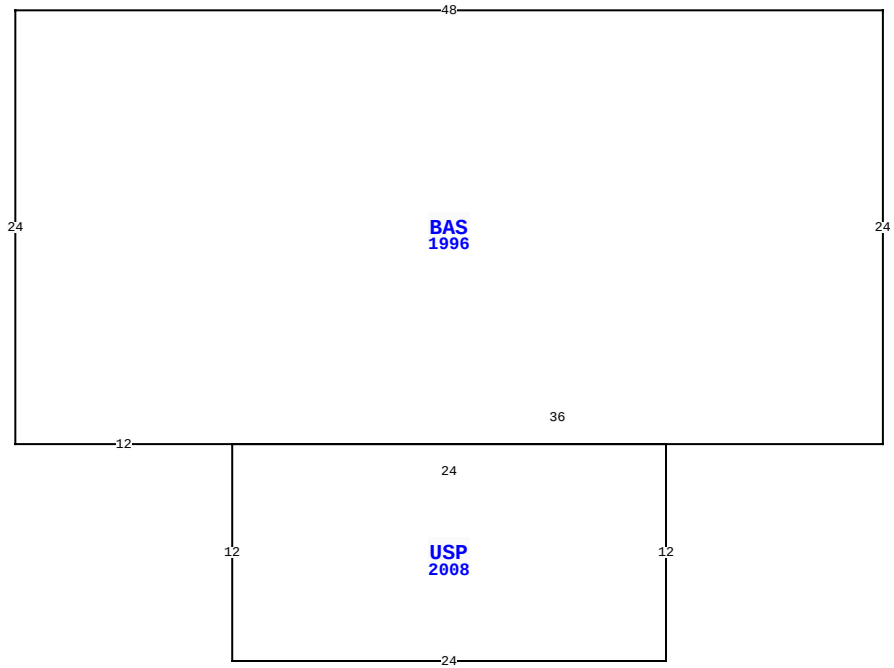
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	65,782
USP	288	50	144	8,222
TOTALS	1,440		1,296	74,004

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,296	135.9600	95.17	123,340	1996	2006	0	0	0	40.00	60.00

1 M/H 94+ – 100% - 1997 Heated Area: 1152 HX Base Yr 1997



43083 KEEN CEMETERY RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		86,648
TOTAL MARKET OB/XF VALUE		5,645
TOTAL LAND VALUE - MARKET		63,000
TOTAL MARKET VALUE		155,293
SOH/AGL Deduction		79,535
ASSESSED VALUE		75,758
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		25,758
TOTAL JUST VALUE		155,293
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		123,382

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R11165	REPAIR/RRF	2,500	04/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0768/1672	8/20/1996	WD	U	I	11	34,000
GRANTOR: QUALITY MOBILE HOMES						
GRANTEE: WITHERS MICHAEL & J						
0757/0145	4/16/1996	WD	Q	I		30,000
GRANTOR: CASH MARTIN L & RITA						
GRANTEE: QUALITY MOBILE HOME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W48 S24 E12 USP=[YR=2008] S12 E24 N12 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
1	0940	SHEDS/PORT	0	100	16	12	192.00	SF	20.10	20.10	100	1999	1999	3	20	772	
2	1242	WD DECK A	0	100	24	10	240.00	SF	5.00	5.00	100	2021	2021	3	97	1,164	
3	0810	CONCRETE A	0	100	0	0	216.00	SF	6.50	6.50	100	1999	1999	3	79	1,109	
4	0855	CONC PAVER	0	100	0	0	260.00	SF	10.00	10.00	100	2021	2021	3	100	2,600	

LAND DESCRIPTION

TOTAL OB/XF 5,645

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	3.50	AC		1.00	1.00	1.00	18,000.00	18,000.00	63,000							

REVIEW DATE 06/07/2022 BY TWA Total Acres: 3.50 Total Land Value: 63,000 Market: 0 Agricultural: 0 Common: 63,000 PRINTED 08/02/2023 BY SYS

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NASSAU COUNTY PROPERTY

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Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

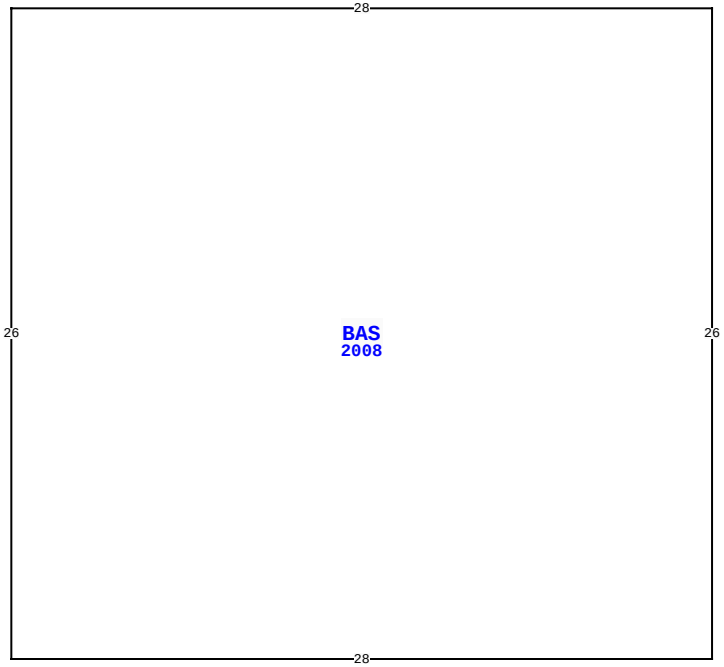
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100	728	12,644
TOTALS	728		728	12,644

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	728	60.5000	21.18	15,419	2008	2008	0	0	0	18.00	82.00

2 GARAGE RES – 100% - 1997 Heated Area: 728 HX Base Yr 1997



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GRANTOR: CASH MARTIN L & RITA						
GRANTEE: QUALITY MOBILE HOME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W28 S26 E28 N26$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 06/07/2022 BY TWA Total Acres: 3.50 Total Land Value: 63,000 Market: 0 Agricultural: 0 Common: 63,000 PRINTED 08/02/2023 BY SYS