LOT 40 & PT OR ABNDED R/W
IN OR 2434/1072
GRAY GABLES SUB PB 0/52

WEBB KEVIN RAY/WEBB ANGELA CHERI
431004 KEEN CEMETERY ROAD
CALLAHAN, FL 32011

2024

04-1N-25-2780-0040-0000

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

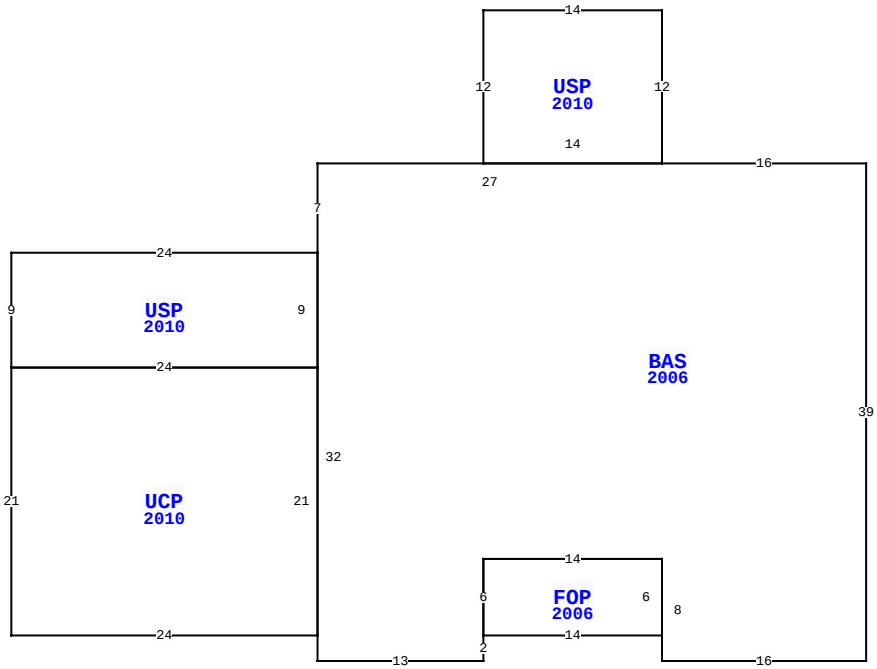
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8006.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,565	100	1,565	181,850
FOP	84	30	25	2,905
UCP	504	20	101	11,736
USP	168	30	50	5,810
USP	216	30	65	7,553
TOTALS	2,537		1,806	209,853

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,806	102.1500	127.69	230,608	2006	2011	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2007 Heated Area: 1565 HX Base Yr 2007



44372 ARTESIAN BLVD, CALLAHAN

BLD DATE	11/22/2006	KW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		209,853
TOTAL MARKET OB/XF VALUE		4,082
TOTAL LAND VALUE - MARKET		81,900
TOTAL MARKET VALUE		295,835
SOH/AGL Deduction		149,926
ASSESSED VALUE		145,909
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		90,909
TOTAL JUST VALUE		295,835
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		278,808

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R23-10540	REROOF	15,103	08/01/2023
B1327502	CARPORT	19,498	07/01/2013
B23656	ADDITION	15,000	06/01/2010
M10803	MECH OTHER	0	12/01/2005
E16105	ELEC OTHER	2,000	11/01/2005
P10341	OTHER	0	11/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2711/1799	4/29/2024	QC	U	I	11	100
GRANTOR: WEBB LINDA						
GRANTEE: WEBB KEVIN RAY						
2434/1072	2/15/2021	WD	U	I	11	100
GRANTOR: WEBB LINDA						
GRANTEE: WEBB LINDA & KEVIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W16 USP=[YR=2010] N12 W14 S12 E14$ W27 S7
USP=[YR=2010] W24 S9 UCP=[YR=2010] S21 E24 N21 W24$ E24 N9$
S32 E13 N2 FOP=[YR=2006] E14 N6 W14 S6$ N6 E14S8 E16 N39$.

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	2006	2006	3	90	3,150	
2	0811	CONCRETE B	0	100	0	0	206.00	SF	5.20	5.20	100	2006	2006	3	87	932	

LAND DESCRIPTION

TOTAL OB/XF 4,082

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	2.34	AC		1.00	1.00	1.00	35,000.00	35,000.00	81,900							

REVIEW DATE 04/20/2020 BY KBA Total Acres: 2.34 Total Land Value: 81,900 Market: 0 Agricultural: 0 Common: 81,900 PRINTED 08/06/2024 BY SYS