

WALKER JULIAN C JR & DOROTHY L/E/
431015 KEEN CEMETERY RD
CALLAHAN, FL 32011

24-1N-24-0376-0001-0000

[illegible]



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 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2 100	
Bathrooms	2 100	
Frame	02	WOOD FRAME 100
Stories	0 0 100	
Units	0 100	

Quality	06	Quality Level 06
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	1,404	100	1,404	93,374
FOP	160	30	48	3,192
FOP	378	30	113	7,515
FOP	416	30	125	8,313
TOTALS	2,358		1,690	112,394

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
11	0680	POLE SHED	0 100	26	20	520.00	SF	10.00	10.00	100	2017
12	0351	CARPORT MT	0 100	50	26	1,300.00	SF	10.00	10.00	100	2018
13	0810	CONCRETE A	0 100	50	8	400.00	SF	6.50	6.50	100	2018

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,690	158.3400	118.76	200,704	2005	2005	0	0	0 44.00	56.00
2 M/H 94+ - 0% - 1997											
Heated Area: 1404											
HX Base Yr 1997											
431015 KEEN CEMETERY RD, CALLAHAN											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/18/2023 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 2 of 3	
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		186,752	
TOTAL MARKET OB/XF VALUE		79,265	
TOTAL LAND VALUE - MARKET		133,740	
TOTAL MARKET VALUE		399,757	
SOH/AGL Deduction		127,173	
ASSESSED VALUE		272,584	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		222,584	
TOTAL JUST VALUE		399,757	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		402,817	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4526	MH MOVE-ON	0	06/01/2005
B952170	GARAGE	10,608	08/01/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2703/1101	4/02/2024	LE U	I	I	11	100	
GRANTOR: WALKER JULIAN C JR &							
GRANTEE: WALKER JULIAN RHETT							
0725/1578	3/16/1995	WD Q	I			25,000	
GRANTOR: KIRKLAND DONALD							
GRANTEE: WALKER JULIAN JR &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2016;ORIG=0,0] W32 W20 S3 S21 S3 E52 N27 \$											
FOP=[YR=2023;ORIG=-52,3] W18 S21 E18 N21 \$											
FOP=[YR=2023;ORIG=-32,-8] W20 S8 E20 N8 \$											
FOP=[YR=2023;ORIG=0,27] W52 S8 E52 N8 \$											

TOTAL OB/XF											
17,550											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T

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