

BLK 2 PT LOT 1 IN OR 1810/1521
(EX ESMT IN OR 2060/390)
HILLS AT THOMAS CREEK PBK 5/65

JOHNSON ELIZABETH BELL
431042 KEEN CEMETERY ROAD
CALLAHAN, FL 32011

2024

24-1N-24-0750-0002-0012



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 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
Occupancy	00	NONE 100

Quality	01	Quality Level 01
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	1,520	100	1,520	158,498
FOP	72	30	22	2,294
FSP	126	40	50	5,214
UOP	297	20	59	6,152
TOTALS	2,015		1,651	172,158

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	281.00	SF	6.50	6.50	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	2701	QUONSET GD	0	100	0	0	1,100.00	SF	15.00	15.00	
4	0510	GARAGE WD-	0	100	0	0	550.00	SF	24.85	24.85	
5	0351	CARPORT MT	0	100	30	18	540.00	SF	10.00	10.00	
6	0351	CARPORT MT	0	100	30	18	540.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	5.25	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,651	99.9000	124.88	206,177	1996	2001	0	0	0	16.50
1 SNGL FAM - 100% - 1998											
Heated Area: 1520											
HX Base Yr 1998											
UOP 2012											
FSP 2012											
BAS 1996											
FOP 1996											

431042 KEEN CEMETERY RD, CALLAHAN											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/24/2023 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 6			Tax Dist:
BUILDING MARKET VALUE			223,778
TOTAL MARKET OB/XF VALUE			17,916
TOTAL LAND VALUE - MARKET			84,000
TOTAL MARKET VALUE			325,694
SOH/AGL Deduction			99,287
ASSESSED VALUE			226,407
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			176,407
TOTAL JUST VALUE			325,694
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			319,785

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M961635	H/AC	0	10/01/1996
94387	MH MOVE-ON	10,000	02/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1810/1521	7/13/2012	QC	U	I	11	100
GRANTOR: JOHNSON CHARLES RODNE						
GRANTEE: JOHNSON ELIZABETH B						
0686/0992	11/08/1993	WD	Q	I		22,500
GRANTOR: CONNER DANIEL A						
GRANTEE: JOHNSON CHARLES R &						

BUILDING NOTES											
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BUILDING DIMENSIONS											
UOP=[YR=2012] W33 S9 BAS=[YR=1996] W28 S26 E28 FOP=[YR=1996] S4 E18 N4 W18\$ E18 S4 E15 N21 FSP=[YR=2012] N9 W14 S9 E14\$ W14 N9 W19\$ E33 N9\$.											

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431042 KEEN CEMETERY ROAD
CALLAHAN, FL 32011

2024

24-1N-24-0750-0002-0012

BUILDING CHARACTERISTICS

CONSTRUCTION

ELEMENT

CD

Exterior Wall

20

FACE BRICK 80

Exterior Wall

10

ABOVE AVG 20

Roof Structure

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floor

08

SHT VINYL 100

Air Condition

99

N/A 100

Heating Type

N/A 100

Bedrooms

0 100

Bathrooms

1 100

Frame

03

MASONRY 100

Stories

0

0 100

Units

0 100

Occupancy

00

NONE 100

Quality

05

Quality Level 05

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

868

100

868

47,464

FOP

252

30

76

4,156

TOTALS

1,120

944

51,620

EXTRA FEATURES

L N

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

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0150

01

944

114.0480

57.02

53,827

2017

2017

0

0

4.10

95.90

2 ACCESSORY U - 100% - 1998

Heated Area: 868

HX Base Yr 1998

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/24/2023

MLU

TOTAL OB/XF

0

NASSAU COUNTY PROPERTY

PAGE 2 of 2

6

VALUATION SUMMARY

VALUATION BY

STANDARD

Tax Group: 6

Tax Dist:

BUILDING MARKET VALUE

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TOTAL MARKET OB/XF VALUE

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TOTAL LAND VALUE - MARKET

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TOTAL MARKET VALUE

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SOH/AGL Deduction

99,287

ASSESSED VALUE

226,407

TOTAL EXEMPTION VALUE

HX HB

50,000

BASE TAXABLE VALUE

176,407

TOTAL JUST VALUE

325,694

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

319,785

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1810/1521

7/13/2012

QC

U

I

11

100

GRANTOR: JOHNSON CHARLES RODNE

GRANTEE: JOHNSON ELIZABETH B

0686/0992

11/08/1993

WD

Q

I

22,500

GRANTOR: CONNER DANIEL A

GRANTEE: JOHNSON CHARLES R &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W28 S22 FOP=[YR=2017] S18 E14 N18 W14\$ E14 S18 E14 N40\$.

REVIEW DATE

06/07/2022

BY

TWA

Total Acres: 5.25

Total Land Value: 84,000

Market: 0

Agricultural: 0

Common: 84,000

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