BLOCK 2 LOT 3 EX S-1
IN OR 2312/1077
HILLS AT THOMAS CREEK PB 5/65

GUSTAFSON OSCAR & JENNIFER
43918 KEEN CEMETERY ROAD
CALLAHAN, FL 32011

**2024**

**24-1N-24-0750-0002-0030**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

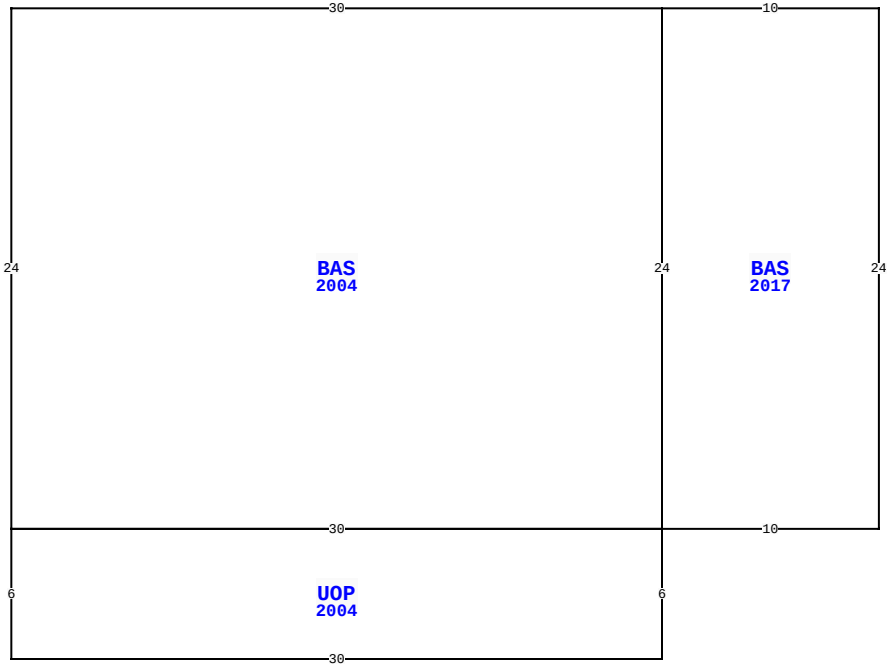
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 720 | 100 | 720 | 75,098 |
| BAS | 240 | 100 | 240 | 25,032 |
| UOP | 180 | 20 | 36 | 3,755 |
| TOTALS | 1,140 | | 996 | 103,886 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 996 | 118.6920 | 112.76 | 112,309 | 2004 | 2007 | 0 | 0 | 0 | 7.50 | 92.50 |

1 SINGLE FAM – 0% - 2020 Heated Area: 960 HX Base Yr 2020




43918 KEEN CEMETERY RD, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/22/2023 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 470,404 |
| TOTAL MARKET OB/XF VALUE | | 33,527 |
| TOTAL LAND VALUE - MARKET | | 86,080 |
| TOTAL MARKET VALUE | | 590,011 |
| SOH/AGL Deduction | | 176,997 |
| ASSESSED VALUE | | 413,014 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 363,014 |
| TOTAL JUST VALUE | | 590,011 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 571,057 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B240003078 | PRIVATE PROVIDER | 60,269 | 03/18/2024 |
| 22017338 | REPAIR/RRF | 7,200 | 11/22/2022 |
| B14330 | SWIM POOL | 25,500 | 01/01/2005 |
| B0413056 | NEW CONSTR | 288,348 | 01/06/2004 |
| M037551 | H/AC | 0 | 10/01/2003 |
| B029591 | NEW CONSTR | 42,768 | 04/01/2002 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2312/1077 | 10/10/2019 | WD | Q | I | 01 | 499,000 |
| GRANTOR: WILSON WESLEY G SR & | | | | | | |
| GRANTEE: GUSTAFSON OSCAR & J | | | | | | |
| 0998/0175 | 7/17/2001 | WD | Q | V | | 44,000 |
| GRANTOR: WHITFIELD RICKY P & T | | | | | | |
| GRANTEE: WILSON WESLEY SR & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2017] W10 BAS=[YR=2004] W30 S24 UOP=[YR=2004] S6 E30N6 W30$ E30 N24$ S24 E10 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 | 0470 | VNYL GATE | 0 | 100 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 2005 | 2005 | 3 | 66 | 198 | |
| 2 | 0475 | VF 4 SBPL | 0 | 100 | 0 | 0 | 133.00 | LF | 14.00 | 14.00 | 100 | 2005 | 2005 | 3 | 66 | 1,229 | |
| 3 | 0861 | POOL GUNIT | 0 | 100 | 0 | 0 | 390.00 | SF | 85.00 | 85.00 | 100 | 2005 | 2005 | 3 | 40 | 13,260 | |
| 4 | 0845 | KOOL DECK | 0 | 100 | 0 | 0 | 178.00 | SF | 7.25 | 7.25 | 100 | 2005 | 2005 | 3 | 86 | 1,110 | |
| 5 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 420.00 | SF | 10.00 | 10.00 | 100 | 2005 | 2005 | 3 | 86 | 3,612 | |
| 6 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2005 | 2005 | 3 | 89 | 3,115 | |
| 7 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,395.00 | SF | 4.00 | 4.00 | 100 | 2005 | 2005 | 3 | 86 | 4,799 | |
| 8 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,077.00 | SF | 4.00 | 4.00 | 100 | 2010 | 2010 | 3 | 91 | 3,920 | |
| 9 | 0350 | CARPORT WD | 0 | 100 | 19 | 14 | 266.00 | SF | 13.00 | 13.00 | 100 | 2006 | 2006 | 3 | 27 | 934 | |
| 10 | 0600 | SUMMER KIT | 0 | 100 | 0 | 0 | 1.00 | UT | 5,000.00 | 5,000.00 | 100 | 2006 | 2006 | 3 | 27 | 1,350 | |

TOTAL OB/XF 33,527

## LAND DESCRIPTION

| 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 | 5.38 | AC | | 1.00 | 1.00 | 1.00 | 16,000.00 | 16,000.00 | 86,080 | | | | | | | |

REVIEW DATE 01/02/2020 BY TW Total Acres: 5.38 Total Land Value: 86,080 Market: 0 Agricultural: 0 Common: 86,080 PRINTED 08/06/2024 BY SYS

BLOCK 2 LOT 3 EX S-1
IN OR 2312/1077
HILLS AT THOMAS CREEK PB 5/65

GUSTAFSON OSCAR & JENNIFER
43918 KEEN CEMETERY ROAD
CALLAHAN, FL 32011

**2024**

**24-1N-24-0750-0002-0030**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

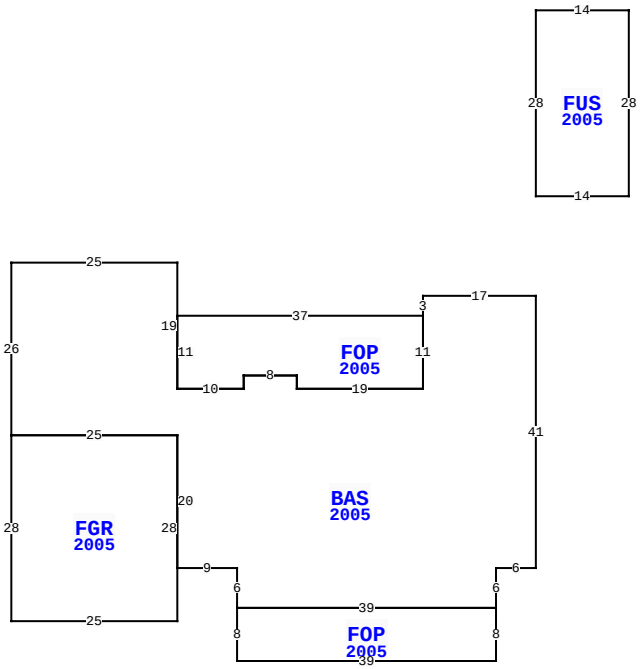
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 80 |
| Exterior Wall | 20 | FACE BRICK 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 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 | 2,596 | 100 | 2,596 | 265,480 |
| FGR | 700 | 55 | 385 | 39,372 |
| FOP | 312 | 30 | 94 | 9,613 |
| FOP | 391 | 30 | 117 | 11,965 |
| FUS | 392 | 100 | 392 | 40,088 |
| TOTALS | 4,391 | | 3,584 | 366,518 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,584 | 90.3960 | 113.00 | 404,992 | 2005 | 2005 | 0 | 0 | 0 | 9.50 | 90.50 |

2 SNGL FAM – 100% - 2020 Heated Area: 2988 HX Base Yr 2020




43918 KEEN CEMETERY RD, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/22/2023 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

### VALUATION SUMMARY

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|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
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| TOTAL MARKET OB/XF VALUE | | 33,527 |
| TOTAL LAND VALUE - MARKET | | 86,080 |
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| ASSESSED VALUE | | 413,014 |
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| BASE TAXABLE VALUE | | 363,014 |
| TOTAL JUST VALUE | | 590,011 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 571,057 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2312/1077 | 10/10/2019 | WD | Q | I | 01 | 499,000 |
| GRANTOR: WILSON WESLEY G SR & | | | | | | |
| GRANTEE: GUSTAFSON OSCAR & J | | | | | | |
| 0998/0175 | 7/17/2001 | WD | Q | V | | 44,000 |
| GRANTOR: WHITFIELD RICKY P & T | | | | | | |
| GRANTEE: WILSON WESLEY SR & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2005] W17 S3 FOP=[YR=2005] W37 S11 E10 N2 E8 S2 E19 N11$ S11 W19 N2 W8 S2 W10 N19 W25 S26 FGR=[YR=2005] S28 E25 N28 W25$ E25 S20 E9 S6 FOP=[YR=2005] S8 E39 N8 W39$ E39 N6 E6 N41$ PTR=N15 FUS=[YR=2005] N28 E14 S28 W14$ S15$ .

## 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

TOTAL OB/XF 0

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 01/02/2020 BY TW Total Acres: 5.38 Total Land Value: 86,080 Market: 0 Agricultural: 0 Common: 86,080 PRINTED 08/06/2024 BY SYS