

BLOCK 2 LOT 4 (EX S-1)
IN OR 1648/1830
PT IN SECS 24-1N-24 & 19-1N-25

RICE PETER JAMES/RIDGEWAY SANDRA ELIZABETH
43898 KEEN CEMETERY ROAD
CALLAHAN, FL 32011

2024

24-1N-24-0750-0002-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	03	CONC FINSH 70
Interior Floor	11	CLAY TILE 30
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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

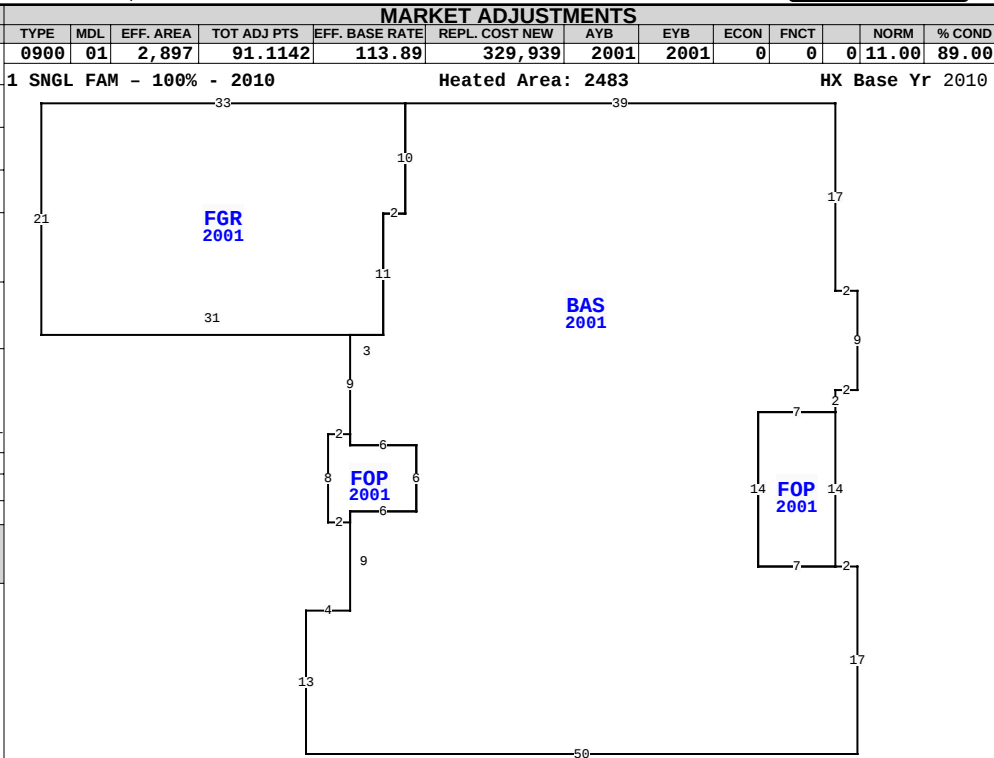
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,483	100	2,483	251,682
FGR	671	55	369	37,402
FOP	52	30	16	1,622
FOP	98	30	29	2,940

TOTALS	3,304		2,897	293,646
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	726.00	SF	5.20	5.20	
2	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	
3	0855	CONC PAVER	0	100	26	15	390.00	SF	10.00	10.00	
4	0920	CWALL-WD/M	0	100	0	0	96.00	LF	390.00	390.00	
5	0812	CONCRETE C	0	100	40	28	1,120.00	SF	4.00	4.00	

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	9.27	AC	



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

43898 KEEN CEMETERY RD, CALLAHAN

TOTAL OB/XF											
20,380											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6			Tax Dist:
BUILDING MARKET VALUE			293,646
TOTAL MARKET OB/XF VALUE			20,380
TOTAL LAND VALUE - MARKET			148,320
TOTAL MARKET VALUE			462,346
SOH/AGL Deduction			241,174
ASSESSED VALUE			221,172
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			171,172
TOTAL JUST VALUE			462,346
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			450,555

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108444	NEW CONSTR	125,000	06/01/2001
MH003191	MH MOVE-ON	0	07/01/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1648/1830	11/10/2009	WD	Q	I	01
GRANTOR: WILLIS GEORGE M & TRA					SALE PRICE
GRANTEE: RICE PETER JAMES ET					300,000
0972/0525	2/26/2001	WD	U	I	07
GRANTOR: SHUBERT DANIEL & DOLO					100
GRANTEE: WILLIS GEORGE & TRA					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2001] W2 N17 W39 FGR=[YR=2001] W33 S21 E31 N11 E2 N10 \$ S10 W2 S11 W3 S9 FOP=[YR=2001] W2 S8 E2 N1 E6 N6 W6 N1 \$ S1 E6 S6 W6 S9 W4 S13 E50 N17 W2 FOP=[YR=2001] W7 N14 E7 S14 \$ W7 N14 E7 N2 E2 N9 \$.											