BLOCK 2 PT OF LOT 4 (S-1)
IN OR 1663/889
2013 LIOH DW/MH

WADDELL GARY & DEBORAH
43900 KEEN CEMETERY RD
CALLAHAN, FL 32011

2024

24-1N-24-0750-0002-0041

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

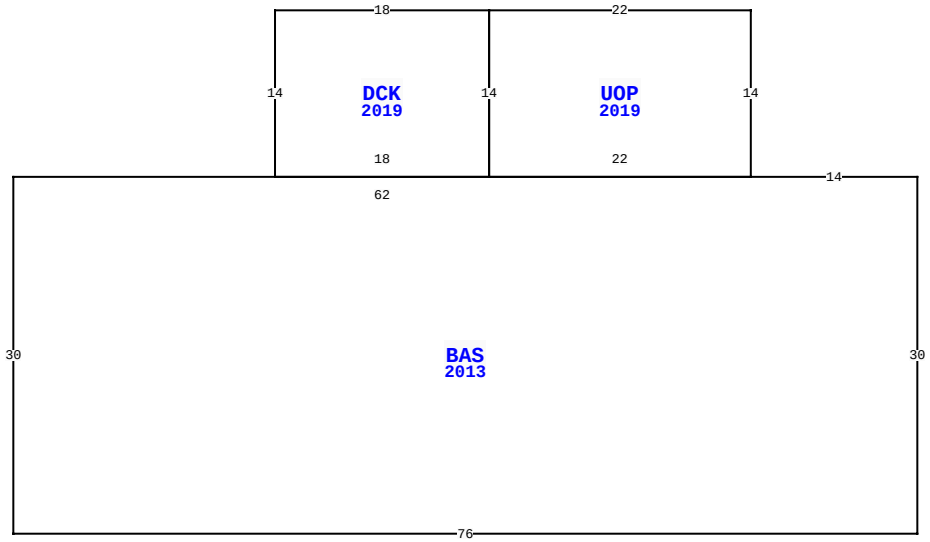
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
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	2,280	100	2,280	143,804
DCK	252	15	38	2,397
UOP	308	25	77	4,856
TOTALS	2,840		2,395	151,057

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,395	116.8000	87.60	209,802	2013	2013	0	0	0	28.00	72.00

2 M/H 94+ – 100% - 2014 Heated Area: 2280 HX Base Yr 2014



43900 KEEN CEMETERY RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		151,057
TOTAL MARKET OB/XF VALUE		9,337
TOTAL LAND VALUE - MARKET		46,800
TOTAL MARKET VALUE		207,194
SOH/AGL Deduction		75,745
ASSESSED VALUE		131,449
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		81,449
TOTAL JUST VALUE		207,194
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		203,506

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1663/0889	2/19/2010	WD	Q	I	01	20,000
GRANTOR: WILLIS GEORGE M & TRA						
GRANTEE: WADDELL GARY & DEBO						
1183/1434	10/24/2003	WD	U	I	05	16,000
GRANTOR: SOUTH GEORGIA BANK						
GRANTEE: WILLIS GEORGE M & T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W14 UOP=[YR=2019] N14 W22 DCK=[YR=2019] W18 S14 E18 N14$ S14 E22$ W62 S30 E76 N30$.

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	0510	GARAGE WD-	0	100	20	18	360.00	SF	35.00	35.00	100	2013	2013	3	71	8,946	
2	0810	CONCRETE A	0	100	8	8	64.00	SF	6.50	6.50	100	2013	2013	3	94	391	

LAND DESCRIPTION

TOTAL OB/XF 9,337

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	1.56	AC		1.00	1.00	1.00	30,000.00	30,000.00	46,800							

REVIEW DATE 01/12/2024 BY KBA Total Acres: 1.56 Total Land Value: 46,800 Market: 0 Agricultural: 0 Common: 46,800 PRINTED 08/06/2024 BY SYS