BLOCK 2 LOT 5 IN OR 2045/614
R407718 & R407719
ESMT IN OR 482/349

SLOAN JOHN B JR
43862 KEEN CEMETERY ROAD
CALLAHAN, FL 32011

2024

24-1N-24-0750-0002-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

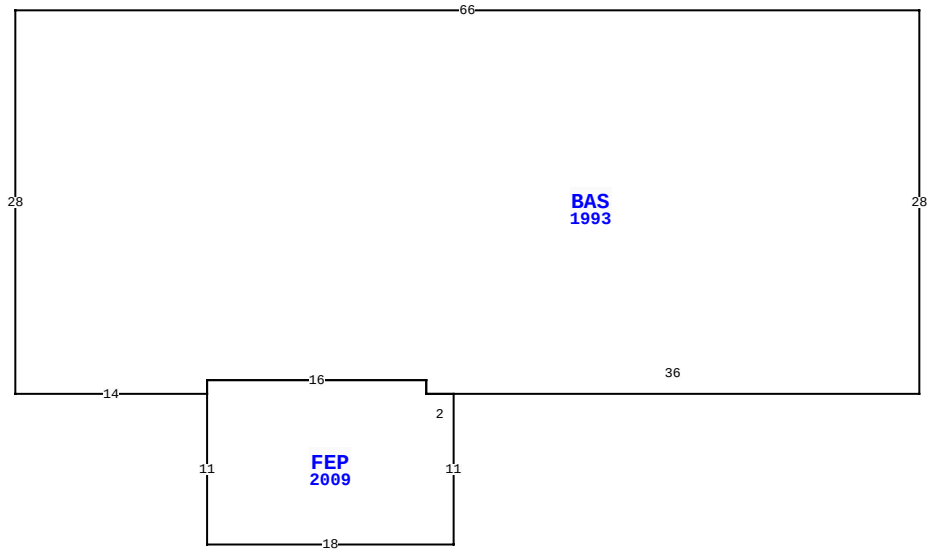
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,832	100	1,832	85,985
FEP	214	85	182	8,542
TOTALS	2,046		2,014	94,527

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,014	159.6400	111.75	225,064	1988	1998	0	0	0	58.00	42.00

1 M/H 93- – 100% - 0 Heated Area: 2014 HX Base Yr



43862 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		94,527
TOTAL MARKET OB/XF VALUE		35,125
TOTAL LAND VALUE - MARKET		167,100
TOTAL MARKET VALUE		296,752
SOH/AGL Deduction		184,081
ASSESSED VALUE		112,671
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		62,671
TOTAL JUST VALUE		296,752
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		296,437

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6947	MH MOVE-ON	38,561	09/23/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2045/0614	5/05/2016	WD	U	I	11	100
GRANTOR: SLOAN JOY						
GRANTEE: SLOAN JOHN B JR						
0585/0459	12/07/1989	PR	Q	V		42,000
GRANTOR: KILNA JOHN P/R						
GRANTEE: SLOAN JOHN JR & JOY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W66 S28 E14 FEP=[YR=2009] S11 E18 N11 W2 N1 W16 S1$ N1 E16 S1 E36 N28$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	64	2,240	
2	0940	SHEDS/PORT	0	100	18	12	216.00	SF	30.00	30.00	100	2000	2000	3	20	1,296	
3	0845	KOOL DECK	0	100	0	0	264.00	SF	7.25	7.25	100	2008	2008	3	89	1,703	
4	0861	POOL GUNIT	0	100	36	16	576.00	SF	85.00	85.00	100	2008	2008	3	52	25,459	
5	0350	CARPORT WD	0	100	22	18	396.00	SF	13.00	13.00	100	2019	2019	3	86	4,427	

LAND DESCRIPTION

TOTAL OB/XF 35,125

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	11.14	AC		1.00	1.00	1.00	15,000.00	15,000.00	167,100							

REVIEW DATE 06/17/2020 BY TWA Total Acres: 11.14 Total Land Value: 167,100 Market: 0 Agricultural: 0 Common: 167,100 PRINTED 08/06/2024 BY SYS