BLOCK 2 LOT 6
IN OR 1676/542
R278328 & R278329

BARRETT ROBERT WILLIAM LVG TRUST/BARRETT ROBERT WI
43816 KEEN CEMETERY ROAD
CALLAHAN, FL 32011

2024

24-1N-24-0750-0002-0060

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
BUD8 Adjustme	06	DIST 1D 100
Quality	06	Quality Level 06

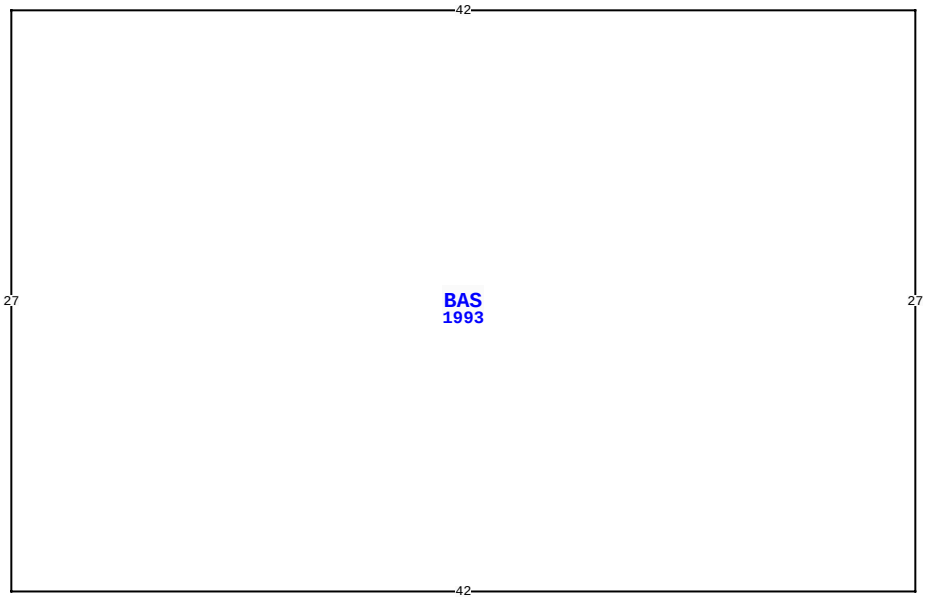
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,134	100	1,134	50,690
TOTALS	1,134		1,134	50,690

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,134	159.6400	111.75	126,724	1987	1997	0	0	0	60.00	40.00

1 M/H 93- – 100% - 0 Heated Area: 1134 HX Base Yr



43816 KEEN CEMETERY RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		50,690
TOTAL MARKET OB/XF VALUE		19,424
TOTAL LAND VALUE - MARKET		174,600
TOTAL MARKET VALUE		244,714
SOH/AGL Deduction		144,252
ASSESSED VALUE		100,462
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		50,462
TOTAL JUST VALUE		244,714
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		245,062

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310765	NEW CONSTR	28,512	01/02/2003
8430	GARAGE	14,688	10/12/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1676/0542	4/20/2010	QC	U	I	11	100
GRANTOR: BARRETT ROBERT WILLIA						
GRANTEE: BARRETT ROBERT TRUS						
0966/0647	1/11/2001	QC	U	I	01	100
GRANTOR: BARRETT WILLIAM V						
GRANTEE: BARRETT ROBERT W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W42 S27 E42 N27$.

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	0681	POLE SHED	0	100	30	16	480.00	SF	15.00	15.00	100	1993	1993	3	20	1,440	
2	1242	WD DECK A	0	100	10	8	80.00	SF	10.00	10.00	100	1998	1998	3	20	160	
3	1242	WD DECK A	0	100	9	8	72.00	SF	10.00	10.00	100	1990	1990	3	20	144	
4	0510	GARAGE WD-	0	100	36	24	864.00	SF	35.00	35.00	100	2003	2003	3	32	9,677	
5	0681	POLE SHED	0	100	30	20	600.00	SF	15.00	15.00	100	2005	2005	3	40	3,600	
6	0811	CONCRETE B	0	100	36	24	864.00	SF	5.20	5.20	100	2019	2019	3	98	4,403	

LAND DESCRIPTION

TOTAL OB/XF 19,424

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	000102	C	SFR/MH	100	0006	OR	0.00	0.00	11.64	AC		1.00	1.00	1.00	15,000.00	15,000.00	174,600							

REVIEW DATE 06/17/2020 BY TWA Total Acres: 11.64 Total Land Value: 174,600 Market: 0 Agricultural: 0 Common: 174,600 PRINTED 08/06/2024 BY SYS