

GREGORY ANTHONY S & HEATHER C
43628 KEEN CEMETERY ROAD
CALLAHAN, FL 32011

24-1N-24-0750-0002-0085

[illegible]

GREGORY ANTHONY S & HEATHER C
43628 KEEN CEMETERY ROAD
CALLAHAN, FL 32011

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BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall

Roof Structur

Roof Cover

Interior Wall

Interior Floo

Air Condition

Heating Type

Bedrooms

Bathrooms

Frame

Stories

Units

Occupancy

25

03

12

03

99

05

00

MOD METAL 100

GABLE/HIP 100

MODULAR MT 100

N/A 100

CONC FINSH 100

N/A 100

N/A 100

0 100

0 100

STEEL 100

0 100

0 100

NONE 100

Quality

DOR CODE

MAP NUM

NEIGHBORHOOD/LOC

06

0200

8005.00

Quality Level 06

MOBILE HOME

MKT AREA

08

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

UCP

720

360

100

20

720

72

14,519

1,452

TOTALS

1,080

792

15,972

MARKET ADJUSTMENTS

TYPEMDL

EFF. AREAEFF. BASE RATE

TOT ADJ PTSTOT ADJ PTS

REPL. COST NEWAYB

EYBECONFNCT

NORM% COND

650001

792

58.1900

20.37

16,133

2022

2022

0

0

1.00

99.00

2 GARAGE RES - 100% - 2023

Heated Area: 720

HX Base Yr 2023

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

06/13/2023

MLU

EXTRA FEATURES

43628 KEEN CEMETERY RD, CALLAHAN

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

DPHT FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

REVIEW DATE

10/05/2022

BY

WW

Total Acres: 2.71

Total Land Value: 81,300

Market: 0

Agricultural: 0

Common: 81,300

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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

STANDARD

Tax Group: 6

Tax Dist:

BUILDING MARKET VALUE

244,923

TOTAL MARKET OB/XF VALUE

0

TOTAL LAND VALUE - MARKET

81,300

TOTAL MARKET VALUE

326,223

SOH/AGL Deduction

46,507

ASSESSED VALUE

279,716

TOTAL EXEMPTION VALUE

HX HB

50,000

BASE TAXABLE VALUE

229,716

TOTAL JUST VALUE

326,223

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

310,969

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QU

V I

RSN CD

SALE PRICE

2566/0229

5/27/2022

QC

U

I

11

100

GRANTOR: GREGORY LORETTA D

GRANTEE: GREGORY ANTHONY SCO

1209/1315

2/23/2004

QC

U

I

01

100

GRANTOR: GREGORY MAX A JR

GRANTEE: GREGORY MAX A JR &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W24 UCP=[YR=2022] W12 S30 E12 N30\$ S30 E24 N30\$.