BLOCK 2 PT OF LOT 9
IN OR 460 PG 8 (EX S-4)
PT IN SECS 24-1N-24 & 25-1N-24

HYGEMA WALTER H JR & WENDY E
43376 KEEN CEMETERY ROAD
CALLAHAN, FL 32011

2024

24-1N-24-0750-0002-0091

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 100
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	03	Quality Level 03

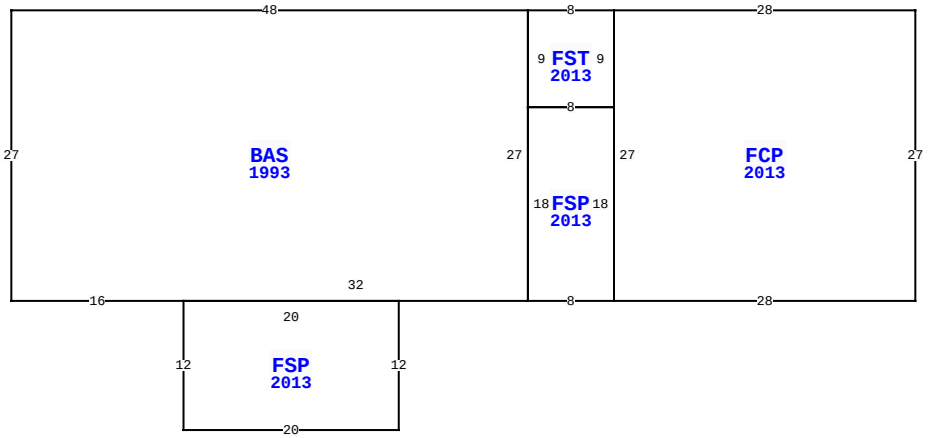
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	33,748
FCP	756	25	189	4,922
FSP	144	60	86	2,240
FSP	240	60	144	3,750
FST	72	65	47	1,224
TOTALS	2,508		1,762	45,883

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,762	124.0000	86.80	152,942	1993	1993	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1296 HX Base Yr



43376 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		45,883
TOTAL MARKET OB/XF VALUE		17,684
TOTAL LAND VALUE - MARKET		58,200
TOTAL MARKET VALUE		121,767
SOH/AGL Deduction		63,008
ASSESSED VALUE		58,759
TOTAL EXEMPTION VALUE	HX HB	33,759
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		121,767
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		119,091

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18007619	GARAGE	22,944	07/26/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0460/0008	7/01/1985	WD	U	V		100

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S27 E16 FSP=[YR=2013] S12 E20 N12 W20$ E32 FSP=[YR=2013] E8 FCP=[YR=2013] E28 N27 W28 FST=[YR=2013] W8 S9 E8 N9$ S27$ N18 W8 S18$ 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	0940	SHEDS/PORT	0	100	13	14	182.00	SF	20.10	20.10	100	1987	1987	3	20	732	
2	0681	POLE SHED	0	100	12	14	168.00	SF	15.00	15.00	100	1994	1994	3	20	504	
3	0812	CONCRETE C	0	100	20	20	400.00	SF	4.00	4.00	100	2003	2003	3	83	1,328	
4	0510	GARAGE WD-	0	100	24	20	480.00	SF	35.00	35.00	100	2018	2018	3	87	14,616	
5	0810	CONCRETE A	0	100	20	4	80.00	SF	6.50	6.50	100	2018	2018	3	97	504	

LAND DESCRIPTION

TOTAL OB/XF 17,684

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	1.94	AC		1.00	1.00	1.00	30,000.00	30,000.00	58,200							

REVIEW DATE 02/27/2024 BY WWA Total Acres: 1.94 Total Land Value: 58,200 Market: 0 Agricultural: 0 Common: 58,200 PRINTED 08/06/2024 BY SYS