BLOCK 2 PT OF LOT 9 S-4 & S-5
IN OR 1218/1457 & OR 1276/1043
R672797 & R672798

DOWDY JODY B
43406 KEEN CEMETERY ROAD
CALLAHAN, FL 32011

2024

24-1N-24-0750-0002-0094

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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

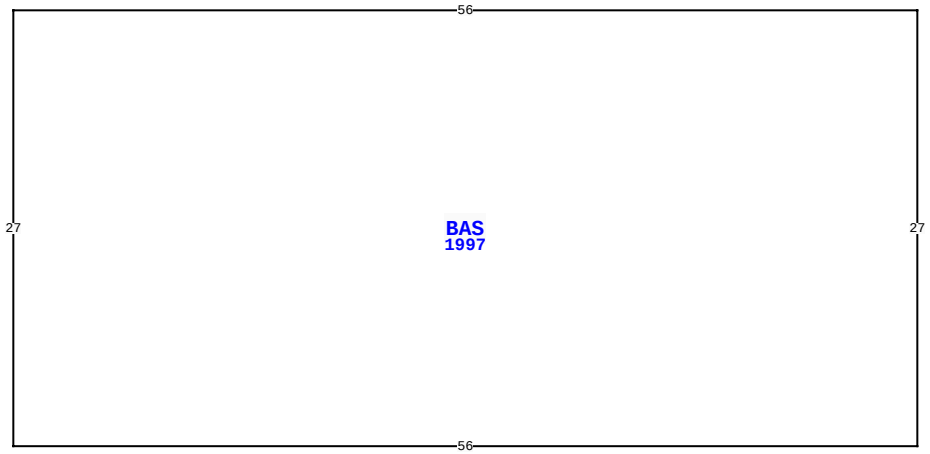
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	90,811
TOTALS	1,512		1,512	90,810

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	160.1600	120.12	181,621	1997	2002	0	0	0	50.00	50.00

1 M/H 94+ – 100% - 1998 Heated Area: 1512 HX Base Yr 1998



43406 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		90,810
TOTAL MARKET OB/XF VALUE		8,502
TOTAL LAND VALUE - MARKET		40,800
TOTAL MARKET VALUE		140,112
SOH/AGL Deduction		80,001
ASSESSED VALUE		60,111
TOTAL EXEMPTION VALUE	HX HB	35,111
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		140,112
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		137,720

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH97	MH MOVE-ON	0	06/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1276/1043	11/24/2004	WD	U	I	07	100
GRANTOR: DOWDY JEFFERY R						
GRANTEE: DOWDY JODY B						
1218/1457	3/30/2004	QC	U	I	01	100
GRANTOR: DOWDY JEFFERY R						
GRANTEE: DOWDY JODY B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W56 S27 E56 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	0751	UOP	0	100	8	16	128.00	SF	10.00	10.00	100	2013	2013	3	71	909	
2	0350	CARPORT WD	0	100	22	21	462.00	SF	13.00	13.00	100	1998	1998	3	20	1,201	
3	0510	GARAGE WD-	0	100	23	21	483.00	SF	35.00	35.00	100	1998	1998	3	26	4,395	
4	0811	CONCRETE B	0	100	0	0	512.00	SF	5.20	5.20	100	1998	1998	3	75	1,997	

LAND DESCRIPTION

TOTAL OB/XF 8,502

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	0007	OR	0.00	0.00	1.36	AC		1.00	1.00	1.00	30,000.00	30,000.00	40,800							

REVIEW DATE 06/21/2024 BY WWA Total Acres: 1.36 Total Land Value: 40,800 Market: 0 Agricultural: 0 Common: 40,800 PRINTED 08/06/2024 BY SYS