

BLOCK 2 PT LOT 10 (S-1)
OR 659/1050 & OR 700/358
HILLS AT THOMAS CREEK PB 5/65

BUTLER KEITH A & TINA M
43342 KEEN CEMETERY ROAD
CALLAHAN, FL 32011

2024

24-1N-24-0750-0002-0101



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	12	CEDAR 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,670	100	1,670	170,994
BAS	841	100	841	86,111
FGR	400	55	220	22,526
FOP	288	30	86	8,806
PTO	525	5	26	2,662

TOTALS	3,724		2,843	291,100
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	3,500.00	100
2	0810	CONCRETE A	0	100	23	16		368.00	SF 6.50	6.50	100
3	0511	GARAGE CB-	0	100	28	44		1,232.00	SF 40.00	40.00	100
4	0812	CONCRETE C	0	100	0	0		1,125.00	SF 4.00	4.00	100
5	0940	SHEDS/PORT	0	100	8	12		96.00	SF 30.00	30.00	100
6	0940	SHEDS/PORT	0	100	35	12		420.00	SF 30.00	30.00	100

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	2.50	AC	1.00

REVIEW DATE	06/07/2022	BY	TWA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,843	98.3136	122.89	349,376	1992	2000	0	0	0	16.68
1 SNGL FAM - 100% - 0 Heated Area: 2511 HX Base Yr											

43342 KEEN CEMETERY RD, CALLAHAN	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

43342 KEEN CEMETERY RD, CALLAHAN										INC DATE		AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
1.00	UT	3,500.00	3,500.00	100	1992	1992	3	72	2,520				
368.00	SF	6.50	6.50	100	1992	1992	3	64	1,531				
1,232.00	SF	40.00	40.00	100	1995	1995	3	70	34,496				
1,125.00	SF	4.00	4.00	100	1998	1998	3	75	3,375				
96.00	SF	30.00	30.00	100	1993	1993	3	20	576				
420.00	SF	30.00	30.00	100	2021	2021	3	93	11,718				

TOTAL OB/XF											
54,216											

Total Acres: 2.50	Total Land Value: 75,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		291,100	
TOTAL MARKET OB/XF VALUE		54,216	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		420,316	
SOH/AGL Deduction		228,083	
ASSESSED VALUE		192,233	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		142,233	
TOTAL JUST VALUE		420,316	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		409,893	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B974052	ADDITION	28,190	06/01/1997
4360	NEW CONSTR	6,000	09/22/1992

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0700/0358	3/11/1994	QC	U	I	06
GRANTOR: BUTLER KEITH A					SALE PRICE
GRANTEE: BUTLER KEITH A & TI					40,600
0659/1050					20,000
5/28/1992					
WD					
Q					
V					
GRANTOR: MILLIGAN RUFUS & M A					
GRANTEE: BUTLER KEITH A					

BUILDING NOTES											
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BUILDING DIMENSIONS											
PTO=[YR=1998] W21 BAS=[YR=1998] N4 W29 S29 BAS=[YR=1993] W19 S30 E13 FOP=[YR=1993] S8 E36 N8 FGR=[YR=1993] E20 N20 W20 S20 \$ W36 \$ E36 N20 E20 N10 W50 \$ E29 N25 \$ S25 E21 N25 \$.											