

FARE DANIEL W & FAWN R
43665 KEEN CEMETERY ROAD
CALLAHAN, FL 32011

24-1N-24-0750-0003-0120

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 7012CEDAR 3003GABLE/HIP 10012MODULAR MT 10005DRYWALL 10013LVT/LAMNT 7014CARPET 3003CENTRAL 10004AIR DUCTED 1004 1002 10002WOOD FRAME 1001. 1000 10006DIST 1D 10000NONE 10003Quality Level 030100SINGLE FAMILYMAP NUMMKT AREA08NEIGHBORHOOD/LOC8005.00

CONSTRUCTION

TOTAL GROSS AREATOTAL ADJ AREASUBAREA MARKET VALUEBAS1,8601001,860162,535FOP5583016714,593FSP24040968,389

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA123TOT ADJ PTS107.9960EFF. BASE RATE102.60REPL. COST NEW217,820AYB1993EYB1993ECONFNCT0NORM% COND14.8385.17

Heated Area: 1860HX Base Yr 2014

FSP
1993

BAS
1993

FOP
1993

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 6Tax Dist:BUILDING MARKET VALUE208,116TOTAL MARKET OB/XF VALUE2,400TOTAL LAND VALUE - MARKET231,300TOTAL MARKET VALUE441,816SOH/AGL Deduction211,011ASSESSED VALUE230,805TOTAL EXEMPTION VALUEHX HB50,000BASE TAXABLE VALUE180,805TOTAL JUST VALUE441,816NCON VALUE22,599INCOME VALUEPREVIOUS YEAR MKT VALUE410,263

PERMIT NUMDESCRIPTIONAMTISSUED23001149GARAGE31,73101/26/202393034NEW CONSTR1,70011/11/19937984NEW CONSTR74,89004/01/1992

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE1902/02482/11/2014WD U I I 11100GRANTOR:TANNER THOMASA DGRANTEE:FARE DANIEL W & FAW1861/14136/11/2013WD Q I I 02207,000GRANTOR:TANNER THOMASA DGRANTEE:FARE DANIEL W & FAW

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23 FSP=[YR=1993] N12 W20 S12 E20\$ W39 S30 FOP=[YR=1993] S9 E62 N9 W62\$ E62N30\$.

EXTRA FEATURES

43665 KEEN CEMETERY RD, CALLAHANBLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE05/22/2023MLU

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES20681POLE SHED01002040800.00SF15.0015.00100199419943202,400

LAND DESCRIPTION

TOTAL OB/XF2,400

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV1000115CSFR ACRES1000006OR0.000.0015.42AC1.001.001.0015,000.0015,000.00231,300

REVIEW DATE12/19/2023BYWWTotal Acres: 15.42Total Land Value: 231,300Market: 0Agricultural: 0Common: 231,300PRINTED 08/06/2024 BY SYS

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2	6											
ELEMENT	CD	CONSTRUCTION																		VALUATION SUMMARY																						
Exterior Wall	25	MOD METAL 100																		VALUATION BY					STANDARD																	
Roof Structure	10	STEEL FRME 100																		Tax Group: 6					Tax Dist:																	
Roof Cover	12	MODULAR MT 100																		BUILDING MARKET VALUE					208,116																	
Interior Wall	07	NONE 100																		TOTAL MARKET OB/XF VALUE					2,400																	
Interior Floor	03	CONC FINSH 100																		TOTAL LAND VALUE - MARKET					231,300																	
Air Condition	01	NONE 100																		TOTAL MARKET VALUE					441,816																	
Heating Type	01	NONE 100																		SOH/AGL Deduction					211,011																	
Bedrooms		0 100																		ASSESSED VALUE					230,805																	
Bathrooms		0 100																		TOTAL EXEMPTION VALUE					HX HB		50,000															
Frame	05	STEEL 100																		BASE TAXABLE VALUE					180,805																	
																				TOTAL JUST VALUE					441,816																	
																				NCON VALUE					22,599																	
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