

BLOCK 3 E'LY 150 FT OF W'LY
300 FT OF LOT 15
IN OR 1591/1861 SEC 25-1N-24

PILOTTA NUNZIO & PATRICIA ANN
43507 KEEN CEMETERY ROAD
CALLAHAN, FL 32011

2024

24-1N-24-0750-0003-0152



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
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
BUD8 Adjustme	06	DIST 1D 100

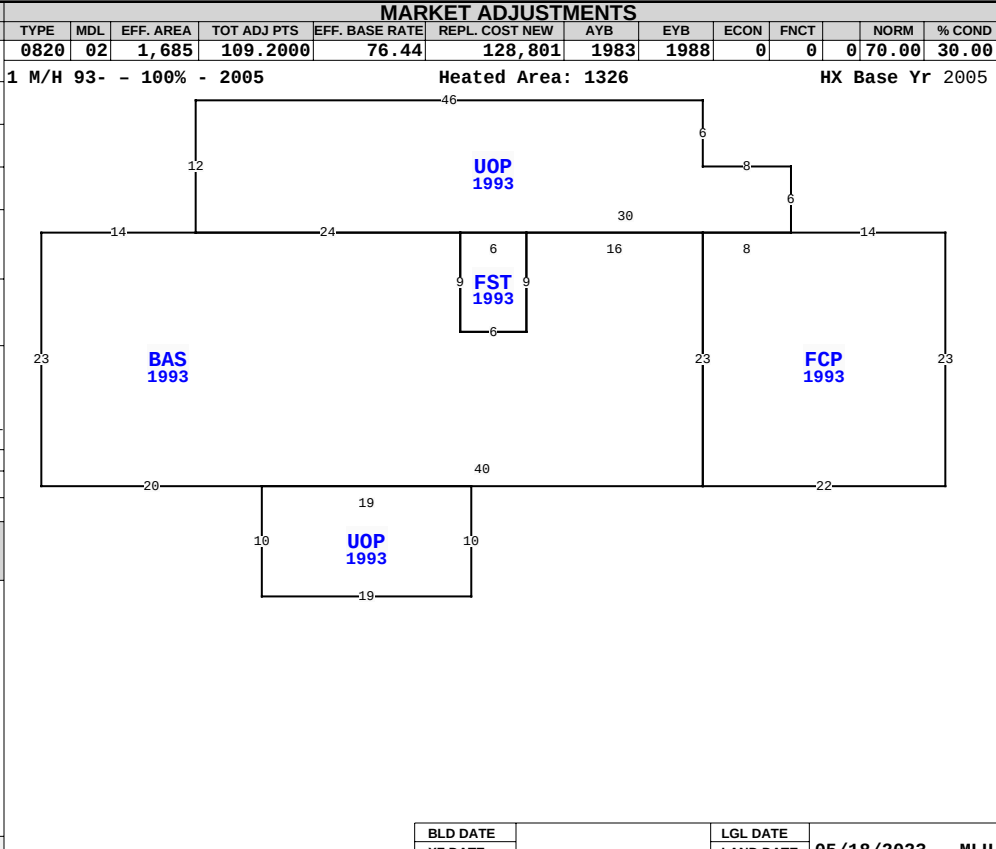
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME

MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,326	100	1,326	30,408
FCP	506	25	126	2,889
FST	54	65	35	803
UOP	190	25	48	1,101
UOP	600	25	150	3,440
TOTALS	2,676		1,685	38,640

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
1	0510	GARAGE WD-	0	100	20	20			400.00	SF	35.00				2,800	
2	1242	WD DECK A	0	100	12	20			240.00	SF	10.00				480	
3	0681	POLE SHED	0	100	30	21			630.00	SF	15.00				2,646	

LAND DESCRIPTION			TOTAL OB/XF													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000102	C	SFR/MH	100	0006	OR	0.00	0.00	3.50	AC		1.00	1.00	1.00	18,000.00	18,000.00



EXTRA FEATURES																
43507 KEEN CEMETERY RD, CALLAHAN																

NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				38,640	
TOTAL MARKET OB/XF VALUE				5,926	
TOTAL LAND VALUE - MARKET				63,000	
TOTAL MARKET VALUE				107,566	
SOH/AGL Deduction				53,213	
ASSESSED VALUE				54,353	
TOTAL EXEMPTION VALUE		HX HB		29,353	
BASE TAXABLE VALUE				25,000	
TOTAL JUST VALUE				107,566	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				104,901	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5794	XFOB	15,980	06/07/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1591/1861	11/04/2008	WD	U	I	07	100	
GRANTOR: PILOTTA NUNZIO & PATR							
GRANTEE: PILOTTA NUNZIO & PA							
1248/0978	7/27/2004	WD	Q	I		119,000	
GRANTOR: MOTT KIMBERLY ANN							
GRANTEE: PILOTTA NUNZIO & PA							

BUILDING NOTES																
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BUILDING DIMENSIONS

FCP=[YR=1993] W14 UOP=[YR=1993] N6 W8 N6 W46 S12
BAS=[YR=1993] W14 S23 E20 UOP=[YR=1993] S10 E19 N10 W19 \$ E40
N23 W16 S9 W6 N9 W24 \$ E24 FST=[YR=1993] S9 E6 N9 W6 \$ E30 \$
W8 S23 E22 N23 \$.