

BLOCK 3 PT OF LOT 16
IN OR 681 PG 501
HILLS AT THOMAS CREEK PB 5/65

WILKINSON RANDOLPH & SHIRLEY M
43447 KEEN CEMETERY ROAD
CALLAHAN, FL 32011

2024

24-1N-24-0750-0003-0161



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	30	VINYL 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
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
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

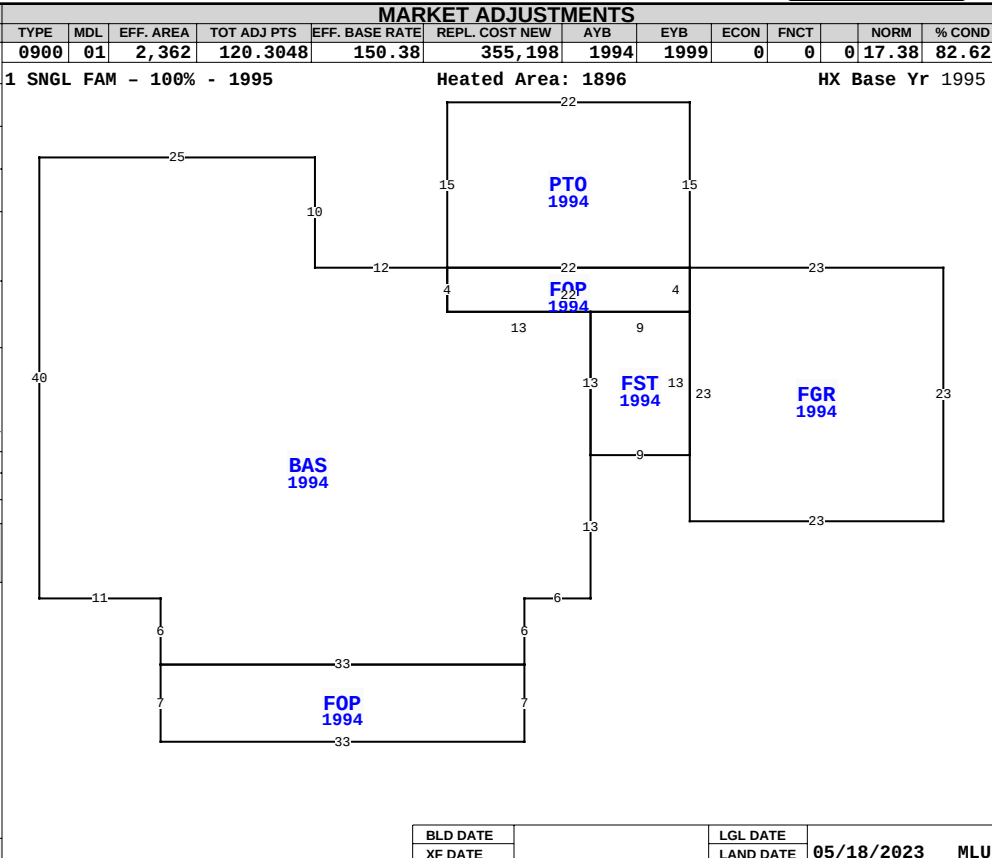
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,896	100	1,896	235,566
FGR	529	55	291	36,155
FOP	88	30	26	3,230
FOP	231	30	69	8,573
FST	117	55	64	7,951
PTO	330	5	16	1,988

TOTALS	3,191		2,362	293,465
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0811	CONCRETE B	0 100	0	0	992.00	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	3.91

REVIEW DATE 12/19/2023 BY WWX



43447 KEEN CEMETERY RD, CALLAHAN	BLD DATE	LGL DATE	05/18/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
6,168									

Total Acres: 3.91 Total Land Value: 70,380 Market: 0 Agricultural: 0 Common: 70,380

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		293,465	
TOTAL MARKET OB/XF VALUE		6,168	
TOTAL LAND VALUE - MARKET		70,380	
TOTAL MARKET VALUE		370,813	
SOH/AGL Deduction		221,924	
ASSESSED VALUE		148,889	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		98,889	
TOTAL JUST VALUE		370,813	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		357,938	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230006037	ROOF	15,000	05/10/2023
B94426	NEW CONSTR	87,700	03/01/1994

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
0681/0501	5/21/1993	WD	Q	V	
GRANTOR: MARTIN DAVID & JOYCE					24,000
GRANTEE: WILKINSON RANDOLPH					
0624/1144	4/26/1991	WD	Q	V	
GRANTOR: YAWN JERRY LEE					24,000
GRANTEE: MARTIN DAVID & J K					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=1994] W23 PTO=[YR=1994] N15 W22 S15 BAS=[YR=1994] W12 N10 W25 S40 E11 S6 FOP=[YR=1994] S7 E33 N7 W33 \$ E33 N6 E6 N13 FST=[YR=1994] E9 N13 W9 S13 \$ N13 W13 N4 \$ FOP=[YR=1994] S4 E22 N4 W22 \$ E22 \$ S23 E23 N23 \$.									

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