

BLOCK 3 PT OF LOT 19 (S-2)  
OR 528/37 SEC 30-1N-25  
HILLS AT THOMAS CREEK PB 5/65

SCAFF ALICE E  
43279 KEEN CEMETERY ROAD  
CALLAHAN, FL 32011

2024

24-1N-24-0750-0003-0192



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 20 | FACE BRICK 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 70      |
| Interior Floo            | 08 | SHT VINYL 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          |
| BUD8 Adjustme            | 06 | DIST 1D 100    |
| Occupancy                | 00 | NONE 100       |

|          |      |                  |
|----------|------|------------------|
| Quality  | 01   | Quality Level 01 |
| 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       | 1,764            | 100         | 1,764        | 169,054              |
| FGR       | 420              | 55          | 231          | 22,138               |
| FOP       | 76               | 30          | 23           | 2,204                |
| FOP       | 308              | 30          | 92           | 8,817                |
| FST       | 110              | 55          | 60           | 5,750                |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 2,678 |  | 2,170 | 207,963 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |     |    |          |    |          |                |       |
|----------------|------------|-------------|-----|-----|-----|----|----------|----|----------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L   | W  | UNITS    | UT | Adj R    | ADJ UNIT PRICE | NOTES |
| 1              | 0500       | FP-PRE FAB  | 0   | 100 | 0   | 0  | 1.00     | UT | 3,500.00 | 3,500.00       |       |
| 2              | 0810       | CONCRETE A  | 0   | 100 | 0   | 0  | 324.00   | SF | 6.50     | 6.50           |       |
| 3              | 0810       | CONCRETE A  | 0   | 100 | 20  | 2  | 40.00    | SF | 6.50     | 6.50           |       |
| 4              | 0861       | POOL GUNIT  | 0   | 100 | 15  | 24 | 360.00   | SF | 85.00    | 85.00          |       |
| 5              | 0845       | KOOL DECK   | 0   | 100 | 100 | 3  | 300.00   | SF | 7.25     | 7.25           |       |
| 6              | 0100       | BAR-B-Q     | 0   | 100 | 0   | 0  | 1.00     | UT | 200.00   | 200.00         |       |
| 7              | 0510       | GARAGE WD-  | 0   | 100 | 0   | 0  | 750.00   | SF | 35.00    | 35.00          |       |
| 8              | 0812       | CONCRETE C  | 0   | 100 | 0   | 0  | 1,840.00 | SF | 4.00     | 4.00           |       |
| 9              | 0812       | CONCRETE C  | 0   | 100 | 0   | 0  | 1,700.00 | SF | 4.00     | 4.00           |       |

| LAND DESCRIPTION |          |     |                      |     |      |          |        |        |             |           |        |
|------------------|----------|-----|----------------------|-----|------|----------|--------|--------|-------------|-----------|--------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT  | DEPTH  | TOT LND UTS | UNIT TYPE | CONSRV |
| 1                | 000115   | C   | SFR ACRES            | 100 | 0006 | OR       | 231.00 | 706.00 | 3.82        | AC        |        |

| MARKET ADJUSTMENTS    |     |           |             |                |                |      |      |      |      |       |        |
|-----------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE                  | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
| 0900                  | 01  | 2,170     | 96.1380     | 120.17         | 260,769        | 1986 | 1996 | 0    | 0    | 20.25 | 79.75  |
| 1 SNGL FAM - 100% - 0 |     |           |             |                |                |      |      |      |      |       |        |
| Heated Area: 1764     |     |           |             |                |                |      |      |      |      |       |        |
| HX Base Yr            |     |           |             |                |                |      |      |      |      |       |        |
|                       |     |           |             |                |                |      |      |      |      |       |        |

|                                  |          |           |            |     |
|----------------------------------|----------|-----------|------------|-----|
| 43279 KEEN CEMETERY RD, CALLAHAN | BLD DATE | LGL DATE  | 05/18/2023 | MLU |
|                                  | XF DATE  | LAND DATE |            |     |
|                                  | INC DATE | AG DATE   |            |     |

| 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   | 0500       | FP-PRE FAB  | 0   | 100 | 0   | 0  | 1.00     | UT | 3,500.00 | 3,500.00       | 100       | 1986    | 1986        | 3 | 60     | 2,100           |       |
| 2   | 0810       | CONCRETE A  | 0   | 100 | 0   | 0  | 324.00   | SF | 6.50     | 6.50           | 100       | 1986    | 1986        | 3 | 49.5   | 1,042           |       |
| 3   | 0810       | CONCRETE A  | 0   | 100 | 20  | 2  | 40.00    | SF | 6.50     | 6.50           | 100       | 1986    | 1986        | 3 | 49.5   | 129             |       |
| 4   | 0861       | POOL GUNIT  | 0   | 100 | 15  | 24 | 360.00   | SF | 85.00    | 85.00          | 100       | 1987    | 1987        | 3 | 20     | 6,120           |       |
| 5   | 0845       | KOOL DECK   | 0   | 100 | 100 | 3  | 300.00   | SF | 7.25     | 7.25           | 100       | 1987    | 1987        | 3 | 52     | 1,131           |       |
| 6   | 0100       | BAR-B-Q     | 0   | 100 | 0   | 0  | 1.00     | UT | 200.00   | 200.00         | 100       | 1988    | 1988        | 3 | 20     | 40              |       |
| 7   | 0510       | GARAGE WD-  | 0   | 100 | 0   | 0  | 750.00   | SF | 35.00    | 35.00          | 100       | 1990    | 1990        | 3 | 20     | 5,250           |       |
| 8   | 0812       | CONCRETE C  | 0   | 100 | 0   | 0  | 1,840.00 | SF | 4.00     | 4.00           | 100       | 1990    | 1990        | 3 | 59.5   | 4,379           |       |
| 9   | 0812       | CONCRETE C  | 0   | 100 | 0   | 0  | 1,700.00 | SF | 4.00     | 4.00           | 100       | 1990    | 1990        | 3 | 59.5   | 4,046           |       |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 24,237      |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |  |             |
|---------------------------|--|--|-------------|
| VALUATION SUMMARY         |  |  | PAGE 1 of 1 |
| VALUATION BY              |  |  | STANDARD    |
| Tax Group: 6              |  |  | Tax Dist:   |
| BUILDING MARKET VALUE     |  |  | 207,963     |
| TOTAL MARKET OB/XF VALUE  |  |  | 24,237      |
| TOTAL LAND VALUE - MARKET |  |  | 68,760      |
| TOTAL MARKET VALUE        |  |  | 300,960     |
| SOH/AGL Deduction         |  |  | 149,106     |
| ASSESSED VALUE            |  |  | 151,854     |
| TOTAL EXEMPTION VALUE     |  |  | 55,000      |
| BASE TAXABLE VALUE        |  |  | 96,854      |
| TOTAL JUST VALUE          |  |  | 300,960     |
| NCON VALUE                |  |  | 0           |
| INCOME VALUE              |  |  |             |
| PREVIOUS YEAR MKT VALUE   |  |  | 292,954     |

| PERMIT NUM | DESCRIPTION | AMT   | ISSUED     |
|------------|-------------|-------|------------|
| 4730       | SWIM POOL   | 8,750 | 03/15/1988 |
| 4604       | NEW CONSTR  | 1,000 | 01/15/1988 |

| SALES DATA                |            |           |     |     |        |            |  |
|---------------------------|------------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number         | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 0528/0037                 | 10/05/1987 | WD        | Q   | V   |        | 17,200     |  |
| GRANTOR: MIZELL MICHAEL D |            |           |     |     |        |            |  |
| GRANTEE: SCAFF GEORGE SR  |            |           |     |     |        |            |  |
| 0487/0806                 | 4/17/1986  | AD        | U   | V   |        | 19,000     |  |
| GRANTOR: MIZELL MICHAEL D |            |           |     |     |        |            |  |
| GRANTEE: SCAFF GEORGE SR  |            |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                     |  |  |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| FST=[YR=1993] W11 BAS=[YR=1993] W13 FOP=[YR=2011] N14 W22 S14 E22\$ W55 S30 E27 FOP=[YR=1993] E19 N4 W19 S4\$ N4 E19 S4 E12 FGR=[YR=1993] E21 N20 W21S20\$ N20 E10 N10\$ S10 E11 N10\$. |  |  |  |  |  |  |  |  |  |  |  |