BLOCK 3 PT OF LOT 20
IN OR 2081/253
SEC 30-1N-25

BACK WILLIAM HARRISON & LORI JORDAN
43115 KEEN CEMETERY RD
CALLAHAN, FL 32011

2024

24-1N-24-0750-0003-0203

BUILDING CHARACTERISTICS

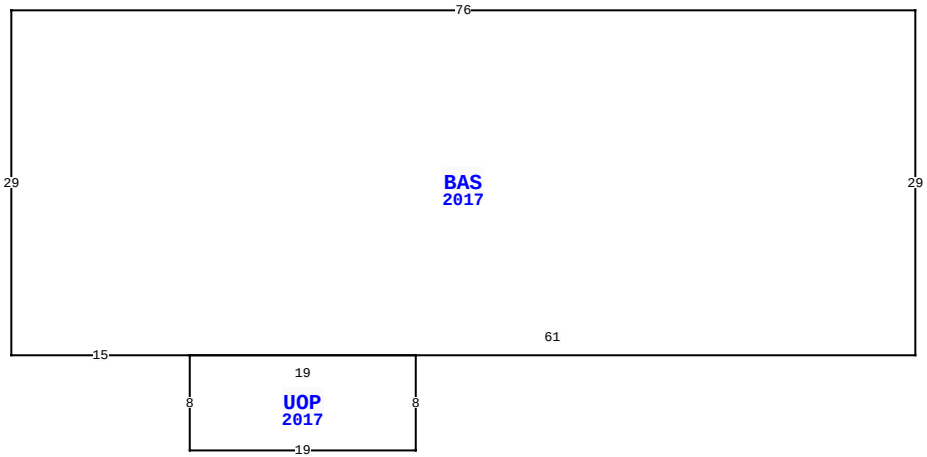
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	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	2,204	100	2,204	248,967
UOP	152	20	30	3,389
TOTALS	2,356		2,234	252,356

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0200	01	2,234	119.6580	95.73	213,861	2017	2017	0	0	118	2.50	118.00

1 SFR MODULR – 100% - 2021 Heated Area: 2204 HX Base Yr 2021



43115 KEEN CEMETERY RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		252,356
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		66,600
TOTAL MARKET VALUE		318,956
SOH/AGL Deduction		91,794
ASSESSED VALUE		227,162
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		177,162
TOTAL JUST VALUE		318,956
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		275,802

PERMIT NUM	DESCRIPTION	AMT	ISSUED
AP165211	CO ISSUED	0	01/30/2017
B1633403	MODULAR HM	0	11/15/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2081/0253	10/28/2016	WD	Q	I	01	45,000
GRANTOR: WHITE JOSH						
GRANTEE: BACK WILLIAM HARRIS						
2076/0922	9/16/2016	WD	U	I	11	100
GRANTOR: KIRKLAND DONALD T						
GRANTEE: WHITE JOSH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W76 S29 E15 UOP=[YR=2017] S8 E19 N8 W19$ E61 N29$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100	0006	OR	216.00	747.00	3.70	AC		1.00	1.00	1.00	18,000.00	18,000.00	66,600							

REVIEW DATE 06/07/2022 BY TWA Total Acres: 3.70 Total Land Value: 66,600 Market: 0 Agricultural: 0 Common: 66,600 PRINTED 08/06/2024 BY SYS