BLOCK 3 PT OF LOT 20
IN OR 716 PG 696 SEC 30-1N-25E
R583672 & R583673

BENNETT ARCHIE L JR & DOROTHY
43167 KEEN CEMETERY ROAD
CALLAHAN, FL 32011

2024

24-1N-24-0750-0003-0204

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
Quality	04	Quality Level 04

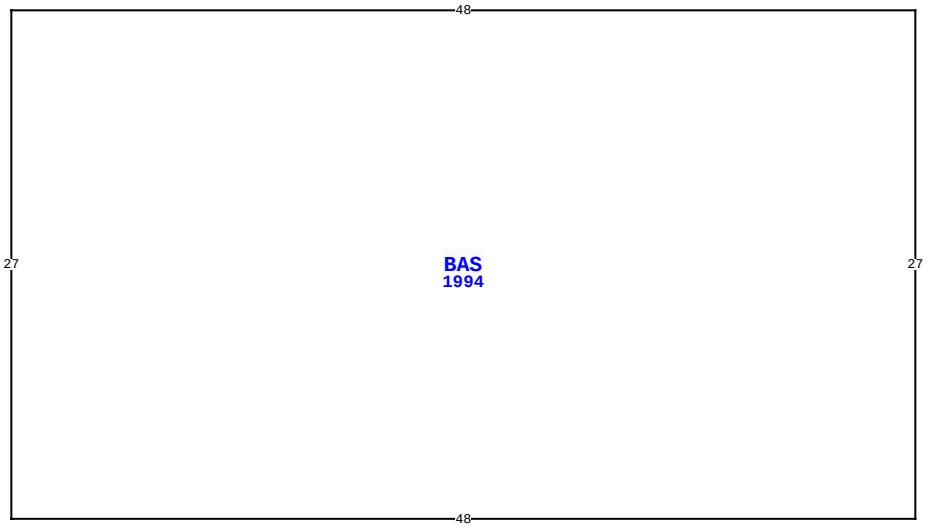
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	55,325
TOTALS	1,296		1,296	55,325

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,296	129.3600	97.02	125,738	1994	1999	0	0	0	56.00	44.00

1 M/H 94+ – 100% - 1995 Heated Area: 1296 HX Base Yr 1995



43167 KEEN CEMETERY RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		55,325
TOTAL MARKET OB/XF VALUE		1,112
TOTAL LAND VALUE - MARKET		55,500
TOTAL MARKET VALUE		111,937
SOH/AGL Deduction		61,357
ASSESSED VALUE		50,580
TOTAL EXEMPTION VALUE	HX HB	25,580
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		111,937
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		110,662

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0716/0696	10/19/1994	WD	U	V	10	15,000
GRANTOR: CRIBB PATRICIA A						
GRANTEE: BENNETT ARCHIE L JR						
0716/0695	10/19/1994	WD	U	V	10	12,500
GRANTOR: KIRKLAND DONALD T						
GRANTEE: CRIBB PATRICIA A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W48 S27 E48 N27$.

EXTRA FEATURES

LN	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	0940	SHEDS/PORT	0	100	8	10	80.00	SF	21.30	21.30	100	1990	1990	3	20	341	
2	1242	WD DECK A	0	100	8	8	64.00	SF	7.50	7.50	100	2000	2000	3	20	96	
3	1242	WD DECK A	0	100	15	12	180.00	SF	7.50	7.50	100	2011	2011	3	50	675	

LAND DESCRIPTION

TOTAL OB/XF 1,112

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.85	AC		1.00	1.00	1.00	30,000.00	30,000.00	55,500							

REVIEW DATE 06/07/2022 BY TWA Total Acres: 1.85 Total Land Value: 55,500 Market: 0 Agricultural: 0 Common: 55,500 PRINTED 08/06/2024 BY SYS