BLOCK 3 PT OF LOT 20
OR 2290/1144 SEC 30-1N-25
1974 GLEN DW/MH

MIMS MARGARET P L/E/SELLERS ROLAND B L/E
43147 KEEN CEMETERY RD
CALLAHAN, FL 32011

2024

24-1N-24-0750-0003-0205

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

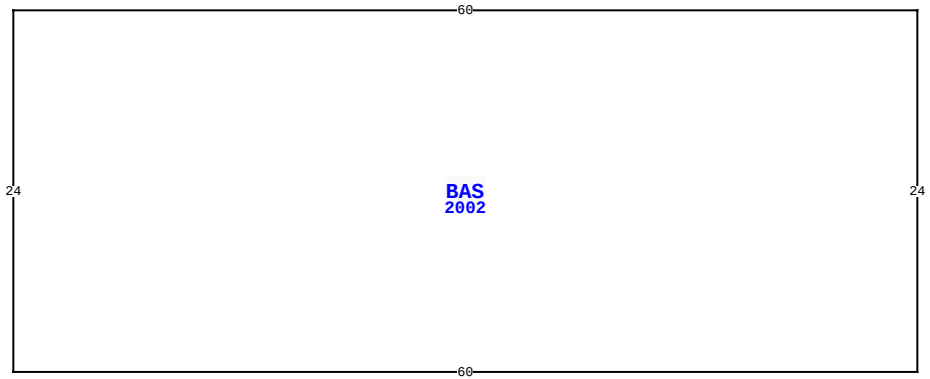
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,440	100	1,440	31,873
TOTALS	1,440		1,440	31,873

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,440	105.4000	73.78	106,243	1974	1994	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1440 HX Base Yr



43147 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		31,873
TOTAL MARKET OB/XF VALUE		2,598
TOTAL LAND VALUE - MARKET		55,500
TOTAL MARKET VALUE		89,971
SOH/AGL Deduction		52,037
ASSESSED VALUE		37,934
TOTAL EXEMPTION VALUE	HX HB SL	37,934
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		89,971
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		87,787

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH023866	MH MOVE-ON	0	06/01/2002
7965	MH MOVE-ON	12,000	10/30/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2290/1144	7/16/2019	QC	U	I	11	100
GRANTOR: MIMS MARGARET P & ROL						
GRANTEE: MIMS JERRY F						
2172/1790	1/08/2018	WD	U	I	11	100
GRANTOR: MIMS MARGARET PAULINE						
GRANTEE: MIMS MARGARET P L/E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W60 S24 E60 N24 $.

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	0810	CONCRETE A	0	100	28	10	280.00	SF	6.50	6.50	100	1990	1990	3	59.5	1,083	
2	0940	SHEDS/PORT	0	100	14	12	168.00	SF	20.10	20.10	100	1992	1992	3	20	675	
3	1242	WD DECK A	0	100	12	10	120.00	SF	10.00	10.00	100	2015	2015	3	70	840	

LAND DESCRIPTION

TOTAL OB/XF 2,598

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