BLOCK 3 LOT 21 1996 WEST SW
PT OR 449/285 SEC 30-1N-25
EX S-1 OF LOT 21

KIRKLAND DONALD T
43053 KEEN CEMETERY ROAD
CALLAHAN, FL 32011

2024

24-1N-24-0750-0003-0210

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

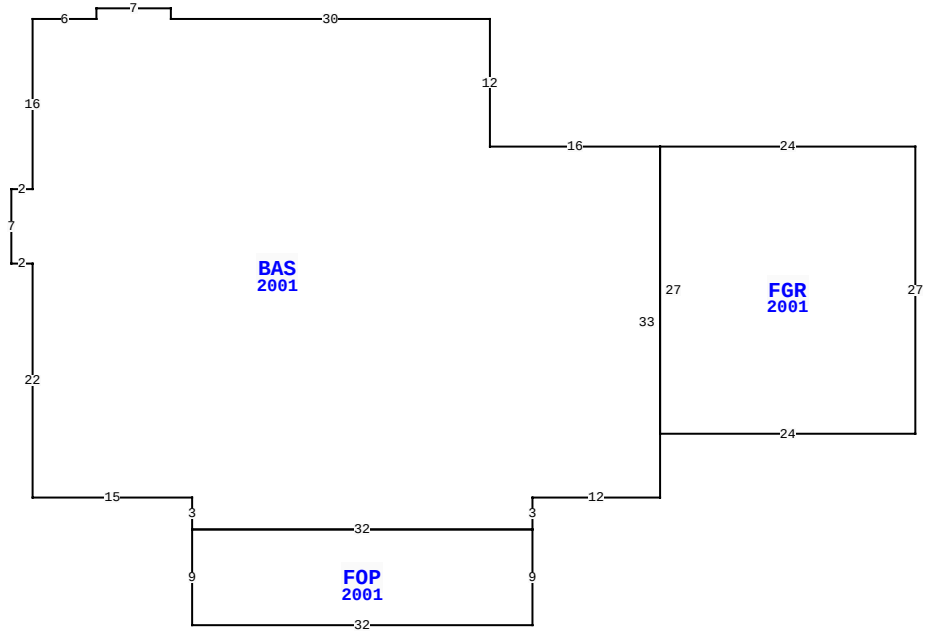
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	02	Quality Level 02
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	2,580	100	2,580	256,637
FGR	648	55	356	35,412
FOP	288	30	86	8,555
TOTALS	3,516		3,022	300,603

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,022	94.6542	118.32	357,563	2001	2001	0	0	0	15.93	84.07

1 SNGL FAM – 100% - 0 Heated Area: 2580 HX Base Yr



43053 KEEN CEMETERY RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		345,234
TOTAL MARKET OB/XF VALUE		14,021
TOTAL LAND VALUE - MARKET		121,440
TOTAL MARKET VALUE		480,695
SOH/AGL Deduction		238,340
ASSESSED VALUE		242,355
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		192,355
TOTAL JUST VALUE		480,695
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		467,344

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M004325	H/AC	0	03/01/2000
MH996230	MH MOVE-ON	0	01/06/1999
MH94827	MH MOVE-ON	40,000	03/01/1994
7869	MH MOVE-ON	41,027	07/14/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2001] W24 BAS=[YR=2001] W16 N12 W30 N1 W7 S1 W6 S16 W2 S7 E2 S22 E15 S3 FOP=[YR=2001] S9 E32 N9 W32$ E32 N3 E12 N33$ S27 E24 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	0810	CONCRETE A	0	100	12	20	240.00	SF	6.50	6.50	100	1988	1988	3	54.5	850	
2	0350	CARPORT WD	0	100	24	20	480.00	SF	13.00	13.00	100	1989	1989	3	20	1,248	
3	0510	GARAGE WD-	0	100	24	28	672.00	SF	35.00	35.00	100	1989	1989	3	20	4,704	
4	0812	CONCRETE C	0	100	0	0	1,536.00	SF	4.00	4.00	100	2001	2001	3	80	4,915	
5	0351	CARPORT MT	0	100	24	24	576.00	SF	10.00	10.00	100	2009	2009	3	40	2,304	

LAND DESCRIPTION

TOTAL OB/XF 14,021

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	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	7.59	AC		1.00	1.00	1.00	16,000.00	16,000.00	121,440							

REVIEW DATE 06/07/2022 BY TWA Total Acres: 7.59 Total Land Value: 121,440 Market: 0 Agricultural: 0 Common: 121,440 PRINTED 08/06/2024 BY SYS

BLOCK 3 LOT 21 1996 WEST SW
PT OR 449/285 SEC 30-1N-25
EX S-1 OF LOT 21

KIRKLAND DONALD T
43053 KEEN CEMETERY ROAD
CALLAHAN, FL 32011

2024

24-1N-24-0750-0003-0210

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	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

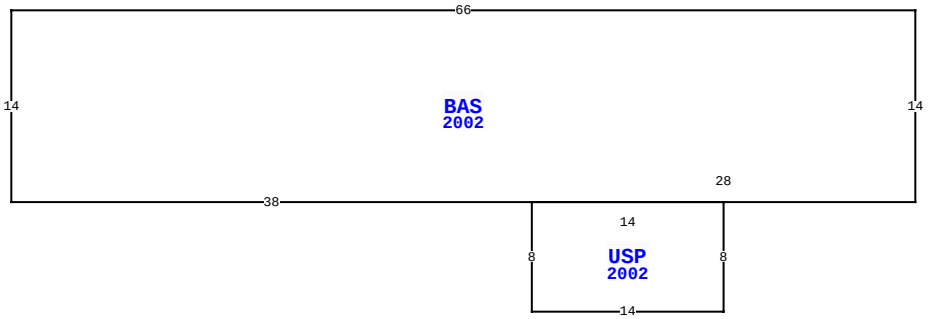
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	42,081
USP	112	50	56	2,550
TOTALS	1,036		980	44,631

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	980	126.5000	94.88	92,982	1996	2001	0	0	0	52.00	48.00

2 M/H 94+ – 0% - 0 Heated Area: 924 HX Base Yr



43053 KEEN CEMETERY RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		345,234
TOTAL MARKET OB/XF VALUE		14,021
TOTAL LAND VALUE - MARKET		121,440
TOTAL MARKET VALUE		480,695
SOH/AGL Deduction		238,340
ASSESSED VALUE		242,355
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		192,355
TOTAL JUST VALUE		480,695
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		467,344

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W66 S14 E38 USP=[YR=2002] S8 E14 N8 W14 $ E28 N14 $.

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

REVIEW DATE 06/07/2022 BY TWA Total Acres: 7.59 Total Land Value: 121,440 Market: 0 Agricultural: 0 Common: 121,440 PRINTED 08/06/2024 BY SYS