

WITHERS MICHAEL R & JOY K
43083 KEEN CEMETERY RD
CALLAHAN, FL 32011

24-1N-24-0750-0003-0211

[illegible]

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2									
CONSTRUCTION										VALUATION SUMMARY										STANDARD																			
ELEMENT		CD	30		VINYL 100		6500		01	728		60.5000		21.18		15,419		2008		2008		0		0		20.00		80.00		VALUATION BY		STANDARD							
Exterior Wall		03	GABLE/HIP 100		2		GARAGE RES - 100% - 1997		Heated Area: 728		HX Base Yr 1997		Tax Group: 6		Tax Dist:		BUILDING MARKET VALUE		88,984		TOTAL MARKET OB/XF VALUE		5,543		TOTAL LAND VALUE - MARKET		63,000		TOTAL MARKET VALUE		157,527								
Roof Cover		03	COMP SHNGL 100		SOH/AGL Deduction		79,496		ASSESSED VALUE		78,031		TOTAL EXEMPTION VALUE		HX HB		50,000		BASE TAXABLE VALUE		28,031		TOTAL JUST VALUE		157,527		NCON VALUE		0		INCOME VALUE		PREVIOUS YEAR MKT VALUE		155,293				
Interior Wall		03	N/A 100		Bathrooms		0 100		Frame		02		WOOD FRAME 100		Stories		1. 100		Units		0 100		Occupancy		00		NONE 100												
Interior Floo		03	CONC FINSH 100		Quality		05		Quality Level 05		DOR CODE		0200		MOBILE HOME		MAP NUM		MKT AREA		08		NEIGHBORHOOD/LOC		8005.00														
Air Condition		99	N/A 100		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS		728		100		728		12,335																
Heating Type			N/A 100		TOTALS		728		728		12,335		43083 KEEN CEMETERY RD, CALLAHAN		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		05/18/2023		MLU										
EXTRA FEATURES										43083 KEEN CEMETERY RD, CALLAHAN																													
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																							