



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																	<b>VALUATION BY</b> Tax Group: 6 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 70,000 TOTAL MARKET VALUE 70,000 SOH/AGL Deduction 45,843 ASSESSED VALUE 24,157 TOTAL EXEMPTION VALUE 15 24,157 BASE TAXABLE VALUE 0 TOTAL JUST VALUE 70,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 60,000										
DOR CODE 7600 MORTUARY/CEMETERY																PERMIT NUM DESCRIPTION AMT ISSUED											
MAP NUM MKT AREA 08																											
NEIGHBORHOOD/LOC 8005.00																<b>SALES DATA</b> OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 0299/1515 3/04/2005 TD Q V 01 100 GRANTOR: HIGGINBOTHAM MARVIN E GRANTEE: KEEN CEMETERY TRUST											
TOTALS																BLD DATE LGL DATE XF DATE LAND DATE 05/09/2025 MLU INC DATE AG DATE											
EXTRA FEATURES 431128 KEEN CEMETERY RD, CALLAHAN																<b>BUILDING NOTES</b>											
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	<b>BUILDING DIMENSIONS</b>										
																	<b>LAND DESCRIPTION</b>										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			
1	007610	C	CEMETERY	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000										
REVIEW DATE 05/09/2025 BY MLU Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/30/2025 BY SYS																											