

BLK 2 PT LOT 2 IN OR 1983/494
(EX ESMT IN OR 2060/396)
HILLS AT THOMAS CREEK PBK 5/65

WEBB KEVIN & ANGELA C
431004 KEEN CEMETERY ROAD
CALLAHAN, FL 32011

2025

24-1N-24-0750-0002-0021



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 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
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,905	100	1998	1,905	206,759
FGR	400	55	1998	220	23,878
FOP	73	30	1998	22	2,387
FOP	190	30	1998	57	6,186
TOTALS	2,568			2,204	239,211

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	499.00	SF	6.50
2	1242	WD DECK A	0	100	0	0	330.00	SF	10.00
3	0510	GARAGE WD-	0	100	24	16	384.00	SF	35.00
4	1242	WD DECK A	0	100	0	0	430.00	SF	10.00
5	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00
6	0810	CONCRETE A	0	100	26	18	468.00	SF	6.50
7	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	5.41

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	2,204	120.9271	120.93	266,530	1998	2003	0	0
1 SINGLE FAM - 100% - 2016 Heated Area: 1905 HX Base Yr 2016									
431004 KEEN CEMETERY RD, CALLAHAN									

TOTAL OB/XF									
17,531									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	499.00	SF	6.50
2	1242	WD DECK A	0	100	0	0	330.00	SF	10.00
3	0510	GARAGE WD-	0	100	24	16	384.00	SF	35.00
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		239,211	
TOTAL MARKET OB/XF VALUE		17,531	
TOTAL LAND VALUE - MARKET		105,495	
TOTAL MARKET VALUE		362,237	
SOH/AGL Deduction		146,711	
ASSESSED VALUE		215,526	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		164,804	
TOTAL JUST VALUE		362,237	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		333,082	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B10502	GARAGE	19,008	10/01/2002
B984919	NEW CONSTR	99,300	05/01/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1983/0494	5/19/2015	WD	Q	I	02
GRANTOR: COLE RANDON B					220,000
GRANTEE: WEBB KEVIN & ANGELA					
1340/0880	8/09/2005	WD	Q	I	
GRANTOR: SCHETROMPF KIMBERLY					230,000
GRANTEE: COLE RANDON B					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1998] W13 FOP=[YR=1998] W19 S3 E3 S1 E16 N4 \$ S4 W16 N1 W3 N3 W22 S37 FGR=[YR=1998] S20 E20 N15 FOP=[YR=1998] E34 N7 W10 S2 W24 S5 \$ N5 W20 \$ E44 N2 E10 N35 \$.									