BLOCK 2 LOT 3 EX S-1
IN OR 2312/1077
HILLS AT THOMAS CREEK PB 5/65

GUSTAFSON OSCAR & JENNIFER
43918 KEEN CEMETERY ROAD
CALLAHAN, FL 32011

2025

24-1N-24-0750-0002-0030

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	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

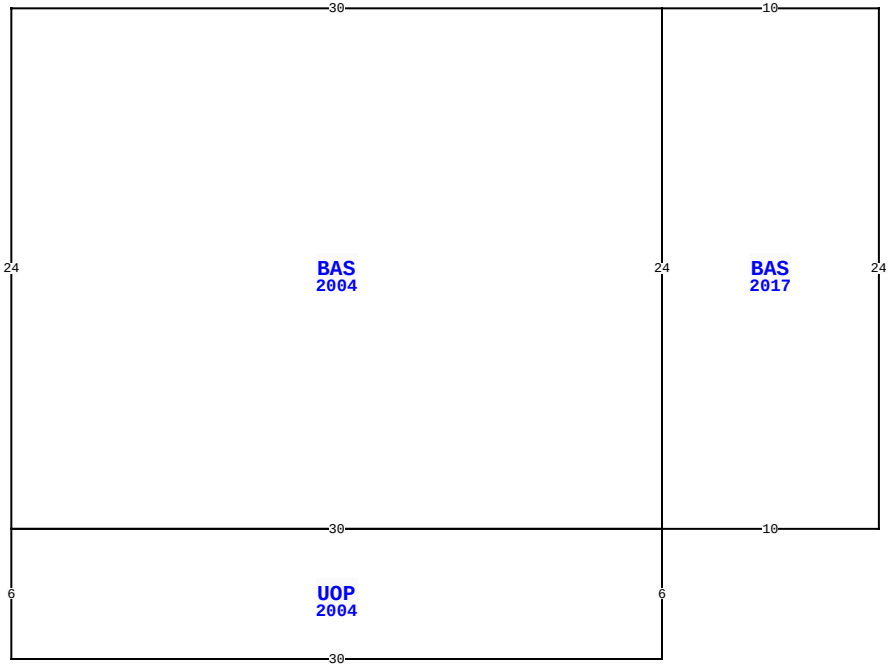
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	2004	720	78,620
BAS	240	100	2017	240	26,207
UOP	180	20	2004	36	3,931
TOTALS	1,140			996	108,758

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	996	118.6920	118.69	118,215	2004	2007	0	0	0	8.00	92.00

1 SINGLE FAM – 0% - 2020 Heated Area: 960 HX Base Yr 2020



43918 KEEN CEMETERY RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		620,017
TOTAL MARKET OB/XF VALUE		52,962
TOTAL LAND VALUE - MARKET		104,910
TOTAL MARKET VALUE		777,889
SOH/AGL Deduction		284,601
ASSESSED VALUE		493,288
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		442,566
TOTAL JUST VALUE		777,889
NCON VALUE		63,470
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		590,011

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240003078	PRIVATE PROVIDER	60,269	03/18/2024
22017338	REPAIR/RRF	7,200	11/22/2022
B14330	SWIM POOL	25,500	01/01/2005
B0413056	NEW CONSTR	288,348	01/06/2004
M037551	H/AC	0	10/01/2003
B029591	NEW CONSTR	42,768	04/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2312/1077	10/10/2019	WD	Q	I	01	499,000
GRANTOR: WILSON WESLEY G SR &						
GRANTEE: GUSTAFSON OSCAR & J						
0998/0175	7/17/2001	WD	Q	V		44,000
GRANTOR: WHITFIELD RICKY P & T						
GRANTEE: WILSON WESLEY SR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W10 BAS=[YR=2004] W30 S24 UOP=[YR=2004] S6 E30N6 W30$ E30 N24$ S24 E10 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	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2005	2005	3	64	192	
2	0475	VF 4 SBPL	0	100	0	0	133.00	LF	14.00	14.00	100	2005	2005	3	64	1,192	
3	0861	POOL GUNIT	0	100	0	0	390.00	SF	85.00	85.00	100	2005	2005	3	36	11,934	
5	0855	CONC PAVER	0	100	0	0	2,650.00	SF	10.00	10.00	100	2005	2020	3	98	25,970	
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	
7	0812	CONCRETE C	0	100	0	0	1,395.00	SF	4.00	4.00	100	2005	2005	3	84	4,687	
8	0812	CONCRETE C	0	100	0	0	1,077.00	SF	4.00	4.00	100	2010	2010	3	90	3,877	
9	0350	CARPORT WD	0	100	19	14	266.00	SF	13.00	13.00	100	2006	2006	3	24	830	
10	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2006	2006	3	24	1,200	

LAND DESCRIPTION

TOTAL OB/XF 52,962

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	000100	C	RES	100	0006	OR	0.00	0.00	5.38	AC		1.00	1.00	1.00	19,500.00	19,500.00	104,910							

REVIEW DATE 01/17/2025 BY WWA Total Acres: 5.38 Total Land Value: 104,910 Market: 0 Agricultural: 0 Common: 104,910 PRINTED 07/30/2025 BY SYS

BLOCK 2 LOT 3 EX S-1
IN OR 2312/1077
HILLS AT THOMAS CREEK PB 5/65

GUSTAFSON OSCAR & JENNIFER
43918 KEEN CEMETERY ROAD
CALLAHAN, FL 32011

2025

24-1N-24-0750-0002-0030

BUILDING CHARACTERISTICS

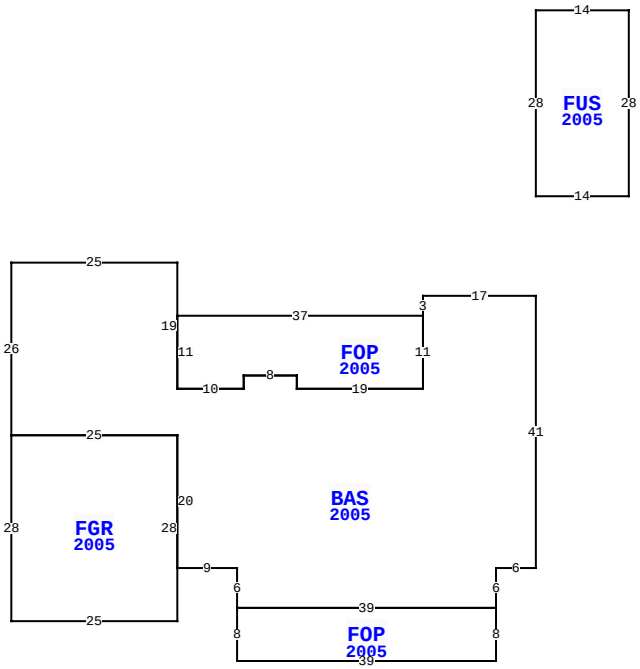
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,596	100	2005	2,596	324,347
FGR	700	55	2005	385	48,102
FOP	312	30	2005	94	11,745
FOP	391	30	2005	117	14,618
FUS	392	100	2005	392	48,977
TOTALS	4,391			3,584	447,789

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,584	105.4620	139.21	498,929	2005	2005	0	0	0	10.25	89.75

2 SNGL FAM – 100% - 2020 Heated Area: 2988 HX Base Yr 2020



43918 KEEN CEMETERY RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 2 of 3 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		620,017
TOTAL MARKET OB/XF VALUE		52,962
TOTAL LAND VALUE - MARKET		104,910
TOTAL MARKET VALUE		777,889
SOH/AGL Deduction		284,601
ASSESSED VALUE		493,288
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		442,566
TOTAL JUST VALUE		777,889
NCON VALUE		63,470
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		590,011

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2312/1077	10/10/2019	WD	Q	I	01	499,000
GRANTOR: WILSON WESLEY G SR &						
GRANTEE: GUSTAFSON OSCAR & J						
0998/0175	7/17/2001	WD	Q	V		44,000
GRANTOR: WHITFIELD RICKY P & T						
GRANTEE: WILSON WESLEY SR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W17 S3 FOP=[YR=2005] W37 S11 E10 N2 E8 S2 E19 N11$ S11 W19 N2 W8 S2 W10 N19 W25 S26 FGR=[YR=2005] S28 E25 N28 W25$ E25 S20 E9 S6 FOP=[YR=2005] S8 E39 N8 W39$ E39 N6 E6 N41$ PTR=N15 FUS=[YR=2005] N28 E14 S28 W14$ S15$.

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 01/17/2025 BY WWA Total Acres: 5.38 Total Land Value: 104,910 Market: 0 Agricultural: 0 Common: 104,910 PRINTED 07/30/2025 BY SYS

BLOCK 2 LOT 3 EX S-1
IN OR 2312/1077
HILLS AT THOMAS CREEK PB 5/65

GUSTAFSON OSCAR & JENNIFER
43918 KEEN CEMETERY ROAD
CALLAHAN, FL 32011

2025

24-1N-24-0750-0002-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

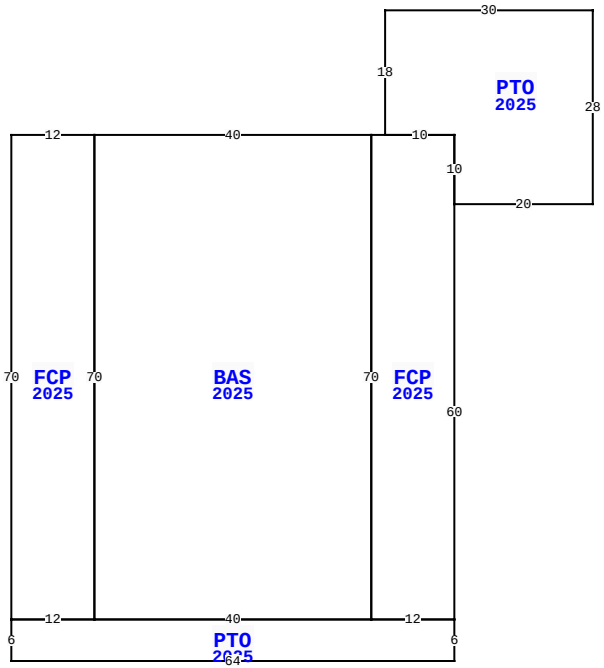
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,800	100	2025	2,800	54,248
FCP	840	25	2025	210	4,069
FCP	840	25	2025	210	4,069
PTO	384	5	2025	19	368
PTO	740	5	2025	37	717
TOTALS	5,604			3,276	63,470

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	3,276	52.9000	19.57	64,111	2024	2024	0	0	0	1.00	99.00

3 GARAGE RES – 100% - 2025 Heated Area: 2800 HX Base Yr 2020



43918 KEEN CEMETERY RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 3 of 3 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		590,011

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTEE: GUSTAFSON OSCAR & J						
0998/0175	7/17/2001	WD	Q	V		44,000
GRANTOR: WHITFIELD RICKY P & T						
GRANTEE: WILSON WESLEY SR &						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2025;ORIG=20,0] E12 S70 W12 N70 $
BAS=[YR=2025;ORIG=32,0] E40 S70 W40 N70 $
PTO=[YR=2025;ORIG=20,70] E12 E40 E12 S6 W64 N6 $
FCP=[YR=2025;ORIG=84,0] S10 S60 W12 N70 E2 E10 $
PTO=[YR=2025;ORIG=84,10] E20 N28 W30 S18 E10 S10 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/17/2025 BY WWA Total Acres: 5.38 Total Land Value: 104,910 Market: 0 Agricultural: 0 Common: 104,910 PRINTED 07/30/2025 BY SYS