BLOCK 2 PT OF LOT 4 (S-1)
IN OR 1663/889
2013 LIOH DW/MH

WADDELL GARY & DEBORAH
43900 KEEN CEMETERY RD
CALLAHAN, FL 32011

2025

24-1N-24-0750-0002-0041

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

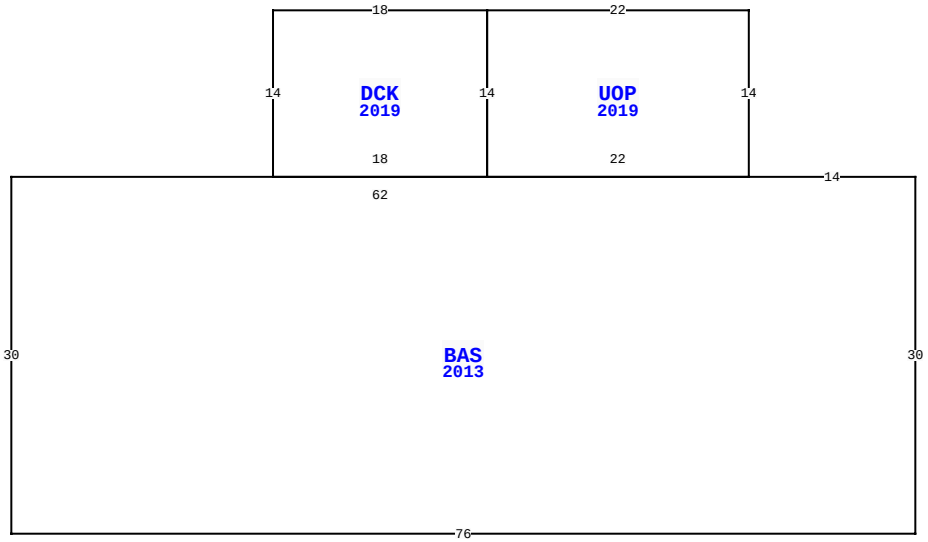
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
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	2,280	100	2013	2,280	158,451
DCK	252	15	2019	38	2,641
UOP	308	25	2019	77	5,352
TOTALS	2,840			2,395	166,443

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,395	116.8000	99.28	237,776	2013	2013	0	0	0	30.00	70.00

2 M/H 94+ – 100% - 2014 Heated Area: 2280 HX Base Yr 2014



43900 KEEN CEMETERY RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		166,443
TOTAL MARKET OB/XF VALUE		8,955
TOTAL LAND VALUE - MARKET		70,200
TOTAL MARKET VALUE		245,598
SOH/AGL Deduction		110,337
ASSESSED VALUE		135,261
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		84,539
TOTAL JUST VALUE		245,598
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		207,194

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1663/0889	2/19/2010	WD	Q	I	01	20,000
GRANTOR: WILLIS GEORGE M & TRA						
GRANTEE: WADDELL GARY & DEBO						
1183/1434	10/24/2003	WD	Q	I	05	16,000
GRANTOR: SOUTH GEORGIA BANK						
GRANTEE: WILLIS GEORGE M & T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W14 UOP=[YR=2019] N14 W22 DCK=[YR=2019] W18 S14 E18 N14$ S14 E22$ W62 S30 E76 N30$.

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	0510	GARAGE WD-	0	100	20	18	360.00	SF	35.00	35.00	100	2013	2013	3	68	8,568	
2	0810	CONCRETE A	0	100	8	8	64.00	SF	6.50	6.50	100	2013	2013	3	93	387	

LAND DESCRIPTION

TOTAL OB/XF 8,955

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	1.56	AC		1.00	1.00	1.00	45,000.00	45,000.00	70,200							

REVIEW DATE 01/12/2024 BY KBA Total Acres: 1.56 Total Land Value: 70,200 Market: 0 Agricultural: 0 Common: 70,200 PRINTED 07/30/2025 BY SYS