BLOCK 2 LOT 5 IN OR 2045/614
R407718 & R407719
ESMT IN OR 482/349

SLOAN JOHN B JR
43862 KEEN CEMETERY ROAD
CALLAHAN, FL 32011

2025

24-1N-24-0750-0002-0050

NASSAU COUNTY PROPERTY

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 70
Interior Floo	08	SHT VINYL 30
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
Quality	06	Quality Level 06

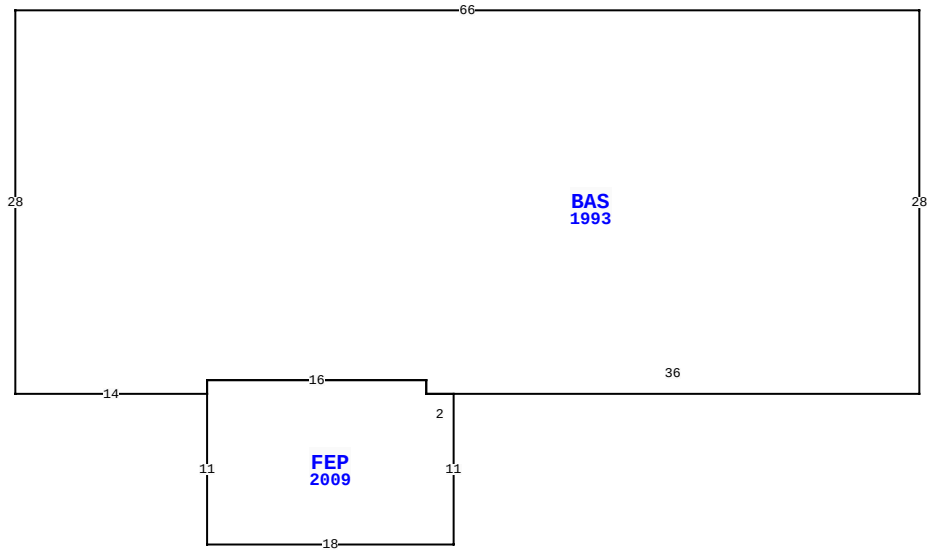
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,832	100	1993	1,832	93,586
FEP	214	85	2009	182	9,297
TOTALS	2,046			2,014	102,883

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,014	159.6400	127.71	257,208	1988	1998	0	0	0	60.00	40.00

1 M/H 93- – 100% - 0 Heated Area: 2014 HX Base Yr



43862 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		102,883
TOTAL MARKET OB/XF VALUE		32,872
TOTAL LAND VALUE - MARKET		172,670
TOTAL MARKET VALUE		308,425
SOH/AGL Deduction		192,487
ASSESSED VALUE		115,938
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		65,216
TOTAL JUST VALUE		308,425
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		296,752

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6947	MH MOVE-ON	38,561	09/23/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2045/0614	5/05/2016	WD	U	I	11	100
GRANTOR: SLOAN JOY						
GRANTEE: SLOAN JOHN B JR						
0585/0459	12/07/1989	PR	Q	V		42,000
GRANTOR: KILNA JOHN P/R						
GRANTEE: SLOAN JOHN JR & JOY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W66 S28 E14 FEP=[YR=2009] S11 E18 N11 W2 N1 W16 S1$ N1 E16 S1 E36 N28$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	62	2,170	
2	0940	SHEDS/PORT	0	100	18	12	216.00	SF	30.00	30.00	100	2000	2000	3	20	1,296	
3	0845	KOOL DECK	0	100	0	0	264.00	SF	7.25	7.25	100	2008	2008	3	88	1,684	
4	0861	POOL GUNIT	0	100	36	16	576.00	SF	85.00	85.00	100	2008	2008	3	48	23,501	
5	0350	CARPORT WD	0	100	22	18	396.00	SF	13.00	13.00	100	2019	2019	3	82	4,221	

LAND DESCRIPTION

TOTAL OB/XF 32,872

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	11.14	AC		1.00	1.00	1.00	15,500.00	15,500.00	172,670							

REVIEW DATE 06/17/2020 BY TWA Total Acres: 11.14 Total Land Value: 172,670 Market: 0 Agricultural: 0 Common: 172,670 PRINTED 07/30/2025 BY SYS