

BLOCK 2 LOT 6
IN OR 1676/542
R278328 & R278329

BARRETT ROBERT WILLIAM LVG TRUST/BARRETT ROBERT WI
43816 KEEN CEMETERY ROAD
CALLAHAN, FL 32011

2025

24-1N-24-0750-0002-0060
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	
BUD8 Adjustme	06	DIST 1D 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
BAS	1,134	100	1993
TOTALS	1,134		1,134
			50,688

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	M/H	93-	- 100%	- 0							
Heated Area: 1134						HX Base Yr 1988					
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS 1993 </div>											

VALUATION SUMMARY		PAGE 1 of 1	6
VALUATION BY		STANDARD	
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			50,688
TOTAL MARKET OB/XF VALUE			18,414
TOTAL LAND VALUE - MARKET			180,420
TOTAL MARKET VALUE			249,522
SOH/AGL Deduction			146,147
ASSESSED VALUE			103,375
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			52,653
TOTAL JUST VALUE			249,522
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			244,714

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310765	NEW CONSTR	28,512	01/02/2003
8430	GARAGE	14,688	10/12/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1676/0542	4/20/2010	QC	U	I	11	100
GRANTOR: BARRETT ROBERT WILLIA						
GRANTEE: BARRETT ROBERT TRUS						
0966/0647	1/11/2001	QC	Q	I	01	100
GRANTOR: BARRETT WILLIAM V						
GRANTEE: BARRETT ROBERT W						

EXTRA FEATURES															43816 KEEN CEMETERY RD, CALLAHAN		BLD DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/09/2025	MLU
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						
1	0681	POLE SHED	0	100	30	16	480.00	SF	15.00	15.00	100	1993	1993	3	20	1,440							
2	1242	WD DECK A	0	100	10	8	80.00	SF	10.00	10.00	100	1998	1998	3	20	160							
3	1242	WD DECK A	0	100	9	8	72.00	SF	10.00	10.00	100	1990	1990	3	20	144							
4	0510	GARAGE WD-	0	100	36	24	864.00	SF	35.00	35.00	100	2003	2003	3	30	9,072							
5	0681	POLE SHED	0	100	30	20	600.00	SF	15.00	15.00	100	2005	2005	3	36	3,240							
6	0811	CONCRETE B	0	100	36	24	864.00	SF	5.20	5.20	100	2019	2019	3	97	4,358							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W42 S27 E42 N27S.	

LAND DESCRIPTION															TOTAL OB/XF										18,414				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	11.64	AC		1.00	1.00	1.00	15,500.00	15,500.00	180,420												