

BLOCK 2 LOT 7 (24-1N-24)
IN OR 1529/1921
HILLS AT THOMAS CREEK PB 5/65

PHIPPS CHARLES E
43754 KEEN CEMETARY ROAD
CALLAHAN, FL 32011

2025

24-1N-24-0750-0002-0070



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8005.00
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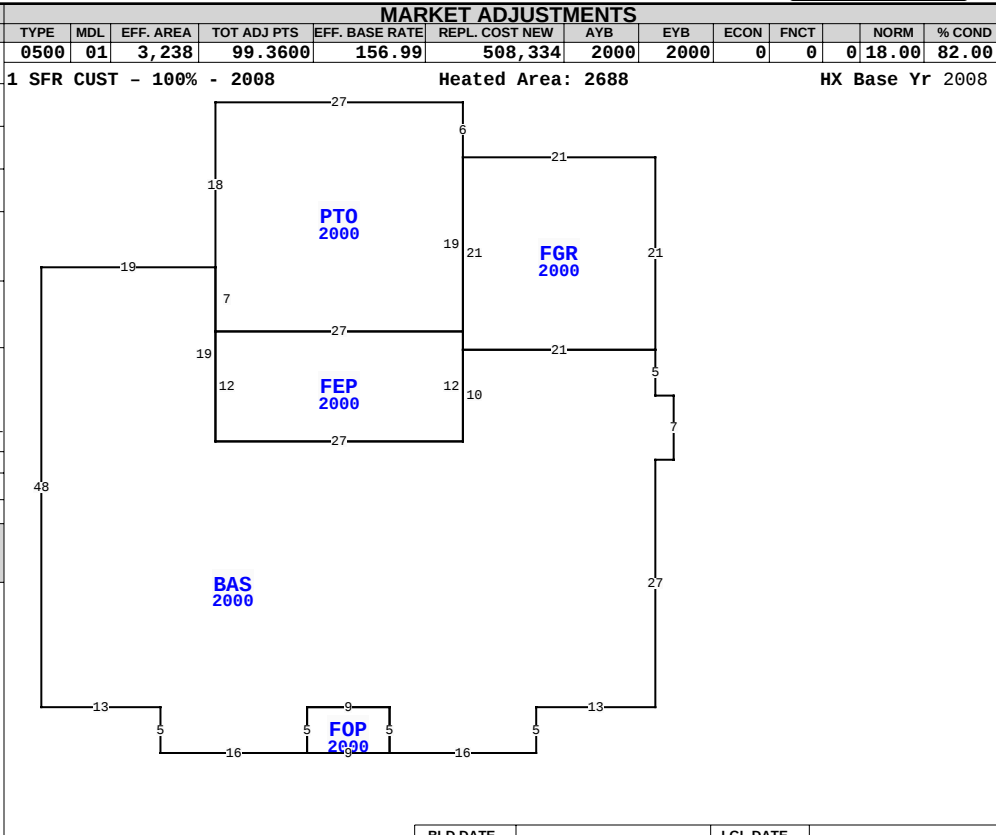
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,688	100	2000	2,688	346,031
FEP	324	80	2000	259	33,341
FGR	441	55	2000	243	31,282
FOP	45	30	2000	14	1,802
PTO	675	5	2000	34	4,377
TOTALS	4,173			3,238	416,834

EXTRA FEATURES		
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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	0810	CONCRETE A	0 100	20	20	400.00	SF	6.50	6.50	100	1991	1991	3	59.5	1,547	
2	0200	BARN WD 0-	0 100	48	36	1,728.00	SF	20.00	20.00	100	1999	1999	3	26	8,986	
3	0812	CONCRETE C	0 100	0	0	5,004.00	SF	4.00	4.00	100	2000	2000	3	77	15,412	
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	83	2,905	

LAND DESCRIPTION			TOTAL OB/XF 28,850													
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
1	000100	C	RES	100	0006	OR	0.00	0.00	11.65	AC		1.00	1.00	1.00	15,500.00	15,500.00

REVIEW DATE	06/07/2022	BY	TWA
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43754 KEEN CEMETARY RD, CALLAHAN

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

TOTAL OB/XF 28,850																
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
1	000100	C	RES	100	0006	OR	0.00	0.00	11.65	AC		1.00	1.00	1.00	15,500.00	15,500.00

Total Acres: 11.65	Total Land Value: 180,575	Market: 0	Agricultural: 0	Common: 180,575
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NASSAU COUNTY PROPERTY										PAGE 1 of 2	6
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VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE			436,227
TOTAL MARKET OB/XF VALUE			28,850
TOTAL LAND VALUE - MARKET			180,575
TOTAL MARKET VALUE			645,652
SOH/AGL Deduction			368,290
ASSESSED VALUE			277,362
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			226,640
TOTAL JUST VALUE			645,652
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			622,137

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230008352	ROOF	22,000	06/28/2023
B996509	NEW CONSTR	120,000	10/01/1999
P94757	NEW CONSTR	0	12/01/1994
B94819	NEW CONSTR	95,664	03/01/1994
5329	GARAGE	12,700	11/29/1988

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V I / RSN CD
1529/1921	10/11/2007	WD Q	I
GRANTOR: BOYD KAREN R & ANDREW			
GRANTEE: PHIPPS CHARLES E			
1092/1970	11/07/2002	QC Q	I 01
GRANTOR: BOYD KAREN R			
GRANTEE: BOYD KAREN & ANDREW			

SALE PRICE	550,000
GRANTOR: BOYD KAREN R & ANDREW	
GRANTEE: PHIPPS CHARLES E	
1092/1970	11/07/2002
QC Q	I 01
GRANTOR: BOYD KAREN R	
GRANTEE: BOYD KAREN & ANDREW	

BUILDING NOTES	
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BUILDING DIMENSIONS	
FGR=[YR=2000]	W21 PTO=[YR=2000] N6 W27 S18 BAS=[YR=2000]
W19 S48 E13 S5 E16 FOP=[YR=2000]	E9 N5 W9 S5 \$ N5 E9 S5 E16
N5 E13 N27 E2 N7 W2 N5 W21 S10 W27 N19 \$ S7 FEP=[YR=2000]	
S12 E27 N12 W27 \$ E27 N19 \$ S21 E21 N21 \$.	

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