BLOCK 2 PT OF LOT 8 (S-1 S-2)
IN OR 1209/1315
LYING SOUTH OF OR 2334/272

GREGORY LORETTA D
43514 KEEN CEMETERY ROAD
CALLAHAN, FL 32011

2025

24-1N-24-0750-0002-0081

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 20
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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

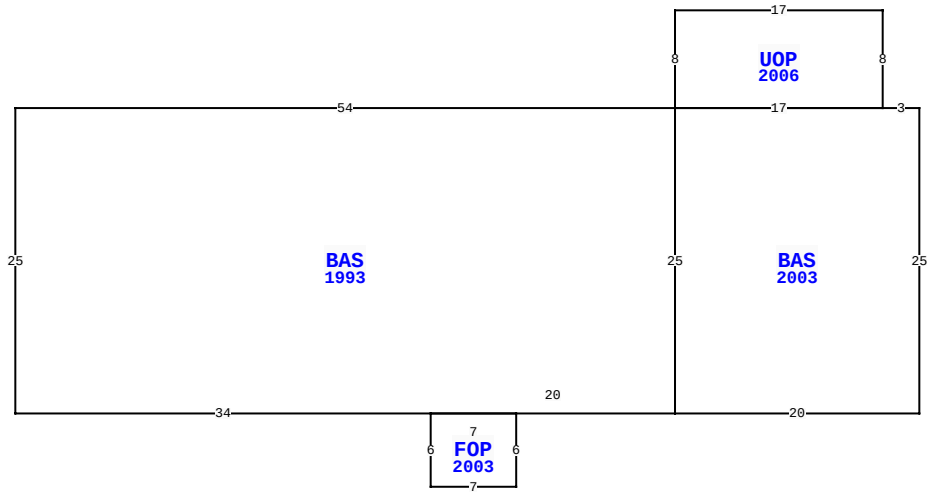
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,350	100	1993	1,350	109,536
BAS	500	100	2003	500	40,569
FOP	42	30	2003	13	1,055
UOP	136	20	2006	27	2,191
TOTALS	2,028			1,890	153,349

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,890	105.2520	105.25	198,922	1987	1990	0	0	0	22.91	77.09

1 SINGLE FAM – 100% - 0 Heated Area: 1850 HX Base Yr 2005



43514 KEEN CEMETERY RD, CALLAHAN

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

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	0810	CONCRETE A	0	100	0	0	316.00	SF	6.50	6.50	100	2006	2006	3	86	1,766	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		168,200
TOTAL MARKET OB/XF VALUE		1,766
TOTAL LAND VALUE - MARKET		116,100
TOTAL MARKET VALUE		286,066
SOH/AGL Deduction		95,513
ASSESSED VALUE		190,553
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		134,831
TOTAL JUST VALUE		286,066
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		232,484

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4853	MH MOVE-ON	0	11/13/2006
M12138	MECH OTHER	0	10/01/2006
P11637	OTHER	0	10/01/2006
E18114	ELEC OTHER	0	09/01/2006
MH044323	MH MOVE-ON	0	02/02/2004
B94946	ADDITION	8,200	04/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1209/1315	2/23/2004	QC	Q	I	01	100
GRANTOR: GREGORY MAX A JR						
GRANTEE: GREGORY MAX A JR &						
0460/0638	7/01/1985	QC	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W3 UOP=[YR=2006] N8 W17 S8 E17$ W17
BAS=[YR=1993] W54 S25 E34 FOP=[YR=2003] S6 E7 N6 W7$ E20 N25$
S25 E20 N25$.

LAND DESCRIPTION

TOTAL OB/XF 1,766

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	3.87	AC		1.00	1.00	1.00	30,000.00	30,000.00	116,100							

REVIEW DATE 02/13/2020 BY TWA Total Acres: 3.87 Total Land Value: 116,100 Market: 0 Agricultural: 0 Common: 116,100 PRINTED 07/30/2025 BY SYS

BLOCK 2 PT OF LOT 8 (S-1 S-2)
IN OR 1209/1315
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CALLAHAN, FL 32011

2025

24-1N-24-0750-0002-0081

BUILDING CHARACTERISTICS

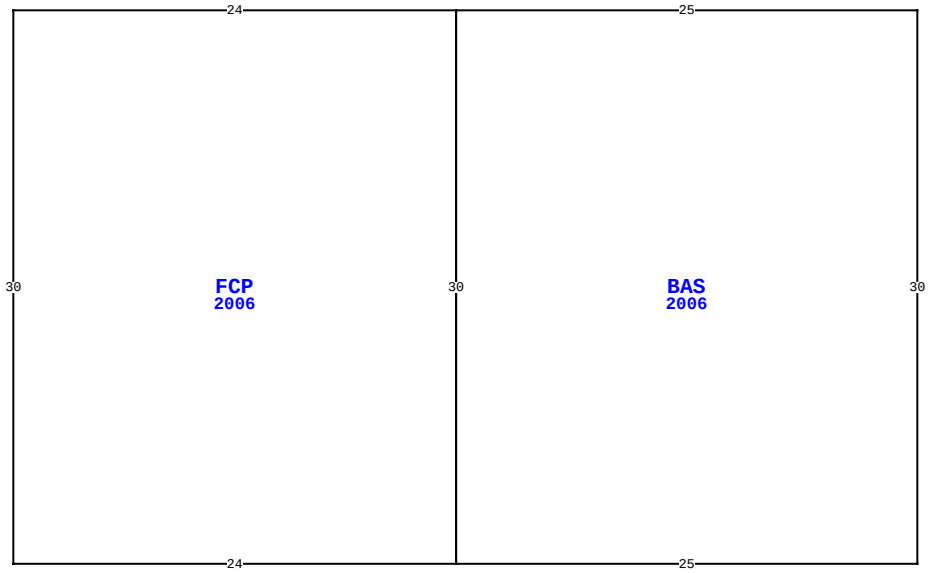
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	750	100	2006	750	11,977
FCP	720	25	2006	180	2,874
TOTALS	1,470			930	14,851

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	930	58.3200	21.58	20,069	2006	2006	0	0	0	26.00	74.00

2 GARAGE RES – 100% - 0 Heated Area: 750 HX Base Yr 2005



43514 KEEN CEMETERY RD, CALLAHAN

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XF DATE		LAND DATE	05/09/2025 MLU
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NASSAU COUNTY PROPERTY

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ASSESSED VALUE		190,553
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		134,831
TOTAL JUST VALUE		286,066
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		232,484

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3787	N/A	38,655	12/30/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1209/1315	2/23/2004	QC	Q	I	01	100
GRANTOR: GREGORY MAX A JR						
GRANTEE: GREGORY MAX A JR &						
0460/0638	7/01/1985	QC	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W25 FCP=[YR=2006] W24 S30 E24 N30$ S30 E25 N30$.

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 02/13/2020 BY TWA Total Acres: 3.87 Total Land Value: 116,100 Market: 0 Agricultural: 0 Common: 116,100 PRINTED 07/30/2025 BY SYS