BLOCK 2 PT OF LOT 8 (S-1 S-2)
IN OR 2566/229
LYING WEST OF OR 2334/272

GREGORY ANTHONY S & HEATHER C
43628 KEEN CEMETERY ROAD
CALLAHAN, FL 32011

2025

24-1N-24-0750-0002-0085

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	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

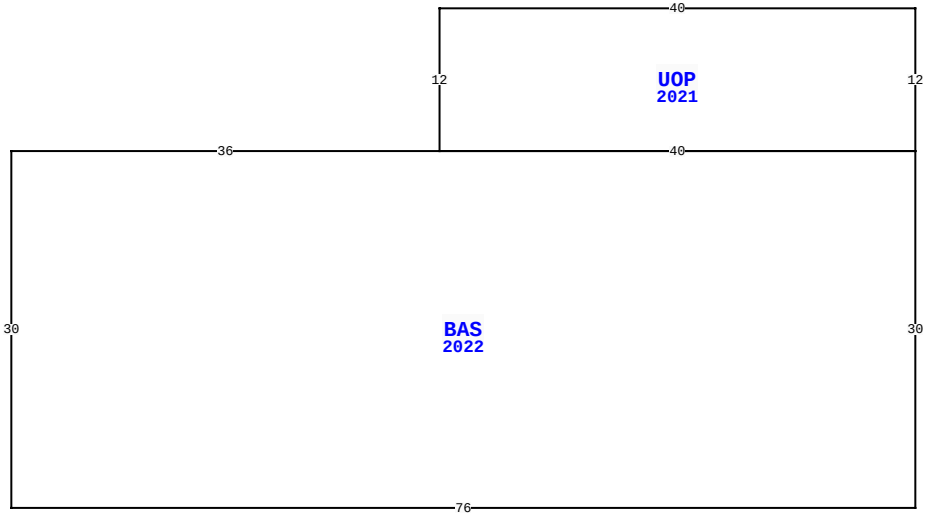
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2022	2,280	244,019
UOP	480	25	2021	120	12,843
TOTALS	2,760			2,400	256,862

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,400	128.4800	109.21	262,104	2022	2022	0	0	0	2.00	98.00

1 M/H 94+ – 100% - 2023 Heated Area: 2280 HX Base Yr 2023



43628 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		273,573
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		94,850
TOTAL MARKET VALUE		368,423
SOH/AGL Deduction		80,595
ASSESSED VALUE		287,828
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		237,106
TOTAL JUST VALUE		368,423
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		326,223

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013970	CO ISSUED	0	09/14/2022
22012411	MH MOVE-ON	0	08/15/2022
22006007	GARAGE	53,891	04/18/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2566/0229	5/27/2022	QC	U	I	11	100
GRANTOR: GREGORY LORETTA D						
GRANTEE: GREGORY ANTHONY SCO						
1209/1315	2/23/2004	QC	Q	I	01	100
GRANTOR: GREGORY MAX A JR						
GRANTEE: GREGORY MAX A JR &						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2021] W40 S12 BAS=[YR=2022] W36 S30 E76 N30 W40$ E40 N12$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		OR	0.00	0.00	2.71	AC		1.00	1.00	1.00	35,000.00	35,000.00	94,850							

REVIEW DATE 10/05/2022 BY WW Total Acres: 2.71 Total Land Value: 94,850 Market: 0 Agricultural: 0 Common: 94,850 PRINTED 07/30/2025 BY SYS

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IN OR 2566/229
LYING WEST OF OR 2334/272

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CALLAHAN, FL 32011

2025

24-1N-24-0750-0002-0085

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

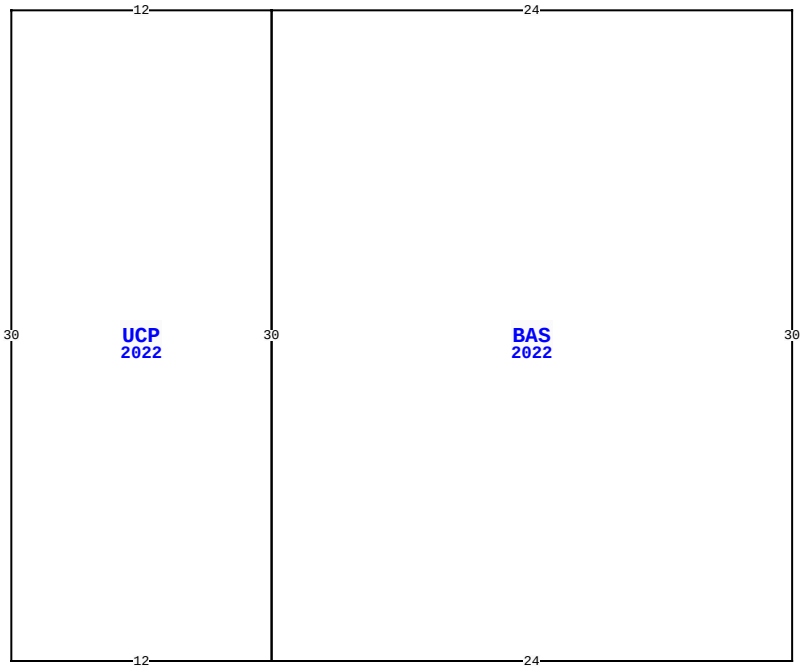
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	2022	720	15,192
UCP	360	20	2022	72	1,519
TOTALS	1,080			792	16,711

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	792	58.1900	21.53	17,052	2022	2022	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 2023 Heated Area: 720 HX Base Yr 2023



43628 KEEN CEMETERY RD, CALLAHAN

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1209/1315	2/23/2004	QC	Q	I	01	100
GRANTOR: GREGORY MAX A JR						
GRANTEE: GREGORY MAX A JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W24 UCP=[YR=2022] W12 S30 E12 N30$ S30 E24 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 10/05/2022 BY WW Total Acres: 2.71 Total Land Value: 94,850 Market: 0 Agricultural: 0 Common: 94,850 PRINTED 07/30/2025 BY SYS