

HYGEMA WALTER H JR & WENDY E
43376 KEEN CEMETERY ROAD
CALLAHAN, FL 32011

2025

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

Exterior Wall05

AVERAGE 100

Roof Structure03

GABLE/HIP 100

Roof Cover12

MODULAR MT 100

Interior Wall05

DRYWALL 100

Interior Floor14

CARPET 100

Air Condition03

CENTRAL 100

Heating Type04

AIR DUCTED 100

Bedrooms3

100

Bathrooms2

100

Frame02

WOOD FRAME 100

Stories1.

1. 100

Units0

100

BUD8 Adjustme06

DIST 1D 100

Quality03

Quality Level 03

DOR CODE0200

MOBILE HOME

MAP NUM

MKT AREA08

NEIGHBORHOOD/LOC8005.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS1,296

100

1993

1,296

38,569

FCP756

25

2013

189

5,625

FSP144

60

2013

86

2,559

FSP240

60

2013

144

4,286

FST72

65

2013

47

1,399

TOTALS2,508

1,762

52,437

EXTRA FEATURES

43376 KEEN CEMETERY RD, CALLAHAN

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

10940

SHEDS/PORT

0100

13

14

182.00

SF

20.10

20.10

100

1987

1987

3

20

732

20681

POLE SHED

0100

12

14

168.00

SF

15.00

15.00

100

1994

1994

3

20

504

30812

CONCRETE C

0100

20

20

400.00

SF

4.00

4.00

100

2003

2003

3

82

1,312

40510

GARAGE WD-

0100

24

20

480.00

SF

35.00

35.00

100

2018

2018

3

84

14,112

50810

CONCRETE A

0100

20

4

80.00

SF

6.50

6.50

100

2018

2018

3

97

504

LAND DESCRIPTION

TOTAL OB/XF17,164

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

1000100

C

RES

100

0006

OR

0.00

0.00

1.94

AC

1.00

1.00

1.00

45,000.00

45,000.00

87,300

REVIEW DATE02/27/2024

BYWWA

Total Acres: 1.94

Total Land Value: 87,300

Market: 0

Agricultural: 0

Common: 87,300

PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDL

EFF. AREAEFF. BASE RATE

TOT ADJ PTSTOT ADJ PNTS

REPL. COST NEWAYB

EYEBCONFNCT

NORM% CONDD

0820021,762124.000099.20174,7901993199300070.0030.00

1 M/H 93- - 100% - 0Heated Area: 1296HX Base Yr 1989

9 FST92013

18 FSP182013

27 BAS1993

27 FCP2013

12 FSP2013

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

05/21/2025MLU

SALES DATA

OFF RECORD NumberDATETYPE INSTQ / I / V / RSNSALE PRICE

0460/00087/01/1985WDU100

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S27 E16 FSP=[YR=2013] S12 E20 N12 W20\$ E32 FSP=[YR=2013] E8 FCP=[YR=2013] E28 N27 W28 FST=[YR=2013] W8 S9 E8 N9\$ S27\$ N18 W8 S18\$ N27\$.

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUE

SOH/AGL Deduction156,901ASSESED VALUE60,463TOTAL EXEMPTION VALUEHX HB35,463BASE TAXABLE VALUE25,000TOTAL JUST VALUE156,901NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE121,767

PERMIT NUMDESCRIPTIONAMTISSUED

18007619GARAGE22,94407/26/2018

SALES DATA

OFF RECORD NumberDATETYPE INSTQ / I / V / RSNSALE PRICE

0460/00087/01/1985WDU100

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