BLOCK 2 PT OF LOT 9(S-3 & S-6)
IN OR 1262/1556
HILLS AT THOMAS CREEK PB 5/65

WILKINSON JOHN M
43454 KEEN CEMETERY ROAD
CALLAHAN, FL 32011

2025

24-1N-24-0750-0002-0093

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

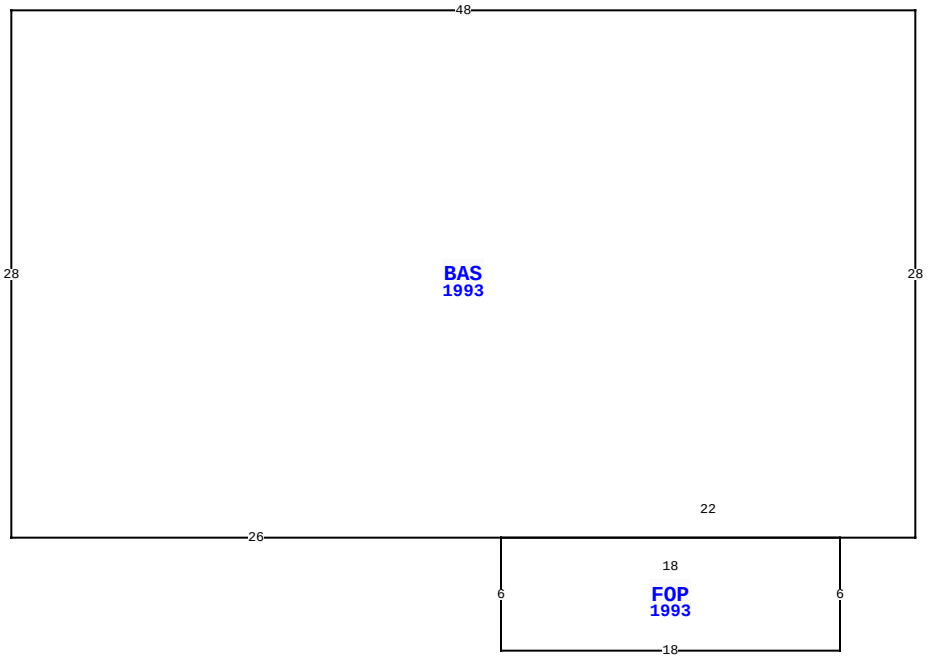
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 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	1,344	100	1993	1,344	113,533
FOP	108	30	1993	32	2,704
TOTALS	1,452			1,376	116,236

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,376	98.8000	98.80	135,949	1990	1995	0	0	0	14.50	85.50

1 SINGLE FAM – 100% - 2006 Heated Area: 1344 HX Base Yr 2006



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

43454 KEEN CEMETERY RD, CALLAHAN

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		116,236
TOTAL MARKET OB/XF VALUE		4,427
TOTAL LAND VALUE - MARKET		46,350
TOTAL MARKET VALUE		167,013
SOH/AGL Deduction		89,568
ASSESSED VALUE		77,445
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		26,723
TOTAL JUST VALUE		167,013
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		146,444

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000893	REPAIR/RRF	7,600	01/29/2019
6465	NEW CONSTR	47,856	05/15/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1262/1556	9/30/2004	QD	Q	I	05	124,000
GRANTOR: SECRETARY OF VETERANS						
GRANTEE: WILKINSON JOHN M						
1230/1339	5/14/2004	CT	U	I	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: SECRETARY OF VETERA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S28 E26 FOP=[YR=1993] S6 E18 N6 W18$ E22 N28$.

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	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	1994	1994	3	20	2,800	
2	0810	CONCRETE A	0	100	23	16	368.00	SF	6.50	6.50	100	1995	1995	3	68	1,627	

LAND DESCRIPTION

TOTAL OB/XF 4,427

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	0007	OR	0.00	0.00	1.03	AC		1.00	1.00	1.00	45,000.00	45,000.00	46,350							

REVIEW DATE 06/21/2024 BY WWA Total Acres: 1.03 Total Land Value: 46,350 Market: 0 Agricultural: 0 Common: 46,350 PRINTED 07/30/2025 BY SYS