

DOWDY JODY B
43406 KEEN CEMETERY ROAD
CALLAHAN, FL 32011

24-1N-24-0750-0002-0094

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

080002

VINYL 100
GABLE/HIP 100

MODULAR MT 100
DRYWALL 100

CARPET 80

SHT VINYL 20

CENTRAL 100

AIR DUCTED 100

3 100
2 100

WOOD FRAME 100

1. 1. 100
0 100

06 Quality Level 06

0200MOBILE HOME

MAP NUMMKT AREA08

NEIGHBORHOOD/LOC8005.00

AREATOTAL GROSSPCT OFYEARTOT ADJSUBAREA
TYPEGROSSAREABASEOFFBASEAREAMARKET VALUE

BAS1,51210019971,51298,805

MARKET ADJUSTMENTS

TYPEDMLEFF. AREATOT ADJ PTFEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0800021,512160.1600136.14205,8441997200200052.0048.00

M/H 94+ - 100% - 1998Heated Area: 1512HX Base Yr 1998

BAS 1997

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE98,805

TOTAL MARKET OB/XF VALUE8,241

TOTAL LAND VALUE - MARKET61,200

TOTAL MARKET VALUE168,246

SOH/AGL Deduction106,392

ASSESSED VALUE61,854

TOTAL EXEMPTION VALUEHX HB36,854

BASE TAXABLE VALUE25,000

TOTAL JUST VALUE168,246

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE140,112

SALES DATA

OFF RECORDNumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

1276/104311/24/2004WD U I 07100

GRANTOR: DOWDY JEFFERY R

GRANTEE: DOWDY JODY B

1218/14573/30/2004QC Q I 01100

GRANTOR: DOWDY JEFFERY R

GRANTEE: DOWDY JODY B

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W56 S27 E56 N27 \$.

EXTRA FEATURES

43406 KEEN CEMETERY RD, CALLAHAN

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

05/21/2025 MLU

LAND DESCRIPTION

TOTAL OB/XF8,241

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES1000007OR0.000.001.36AC1.001.001.0045,000.0045,000.0061,200

REVIEW DATE06/21/2024BYWWA

Total Acres: 1.36Total Land Value: 61,200Market: 0Agricultural: 0Common: 61,200

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