

BLOCK 2 PT LOT 10 (S-1)
OR 659/1050 & OR 700/358
HILLS AT THOMAS CREEK PB 5/65

BUTLER KEITH A & TINA M
43342 KEEN CEMETERY ROAD
CALLAHAN, FL 32011

2025

24-1N-24-0750-0002-0101



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6														
Exterior Wall	20	FACE BRICK 90	0900	01	2,843	98.3136	129.77	368,936	1992	2000	0	0	0	17.40	82.60	VALUATION BY STANDARD													
Exterior Wall	12	CEDAR 10	1 SNGL FAM - 100% - 0													Heated Area: 2511 HX Base Yr													
Roof Structure	03	GABLE/HIP 100															Tax Group: 6 Tax Dist:												
Roof Cover	03	COMP SHNGL 100															BUILDING MARKET VALUE 304,741												
Interior Wall	05	DRYWALL 100															TOTAL MARKET OB/XF VALUE 52,644												
Interior Floor	14	CARPET 90															TOTAL LAND VALUE - MARKET 87,500												
Interior Floor	12	HARDWOOD 10															TOTAL MARKET VALUE 444,885												
Air Condition	03	CENTRAL 100															SOH/AGL Deduction 247,077												
Heating Type	04	AIR DUCTED 100															ASSESSED VALUE 197,808												
Bedrooms	3	100															TOTAL EXEMPTION VALUE HX HB 50,722												
Bathrooms	2.5	100															BASE TAXABLE VALUE 147,086												
Frame	02	WOOD FRAME 100															TOTAL JUST VALUE 444,885												
Stories	1.	1. 100	NCON VALUE 0																										
Units	0	100	INCOME VALUE																										
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 420,316																										
Quality			02	Quality Level 02																									
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	1,670	100	1993	1,670	179,007																								
BAS	841	100	1998	841	90,147																								
FGR	400	55	1993	220	23,581																								
FOP	288	30	1993	86	9,218																								
PTO	525	5	1998	26	2,787																								
TOTALS	3,724			2,843	304,741																								
EXTRA FEATURES						43342 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													
1	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	3,500.00	100	1992	1992	3	70	2,450													
2	0810	CONCRETE A	0	100	23	16		368.00	SF 6.50	6.50	100	1992	1992	3	62	1,483													
3	0511	GARAGE CB-	0	100	28	44		1,232.00	SF 40.00	40.00	100	1995	1995	3	68	33,510													
4	0812	CONCRETE C	0	100	0	0		1,125.00	SF 4.00	4.00	100	1998	1998	3	73	3,285													
5	0940	SHEDS/PORT	0	100	8	12		96.00	SF 30.00	30.00	100	1993	1993	3	20	576													
6	0940	SHEDS/PORT	0	100	35	12		420.00	SF 30.00	30.00	100	2021	2021	3	90	11,340													
TOTAL OB/XF 52,644																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	2.50	AC		1.00	1.00	1.00	35,000.00	35,000.00	87,500												
REVIEW DATE 06/07/2022 BY TWA Total Acres: 2.50 Total Land Value: 87,500 Market: 0 Agricultural: 0 Common: 87,500 PRINTED 07/30/2025 BY SYS																													