BLOCK 3 PT LOT 12
IN OR 1902/248
HILLS AT THOMAS CREEK PBK 5/65

FARE DANIEL W & FAWN R
43665 KEEN CEMETERY ROAD
CALLAHAN, FL 32011

2025

24-1N-24-0750-0003-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

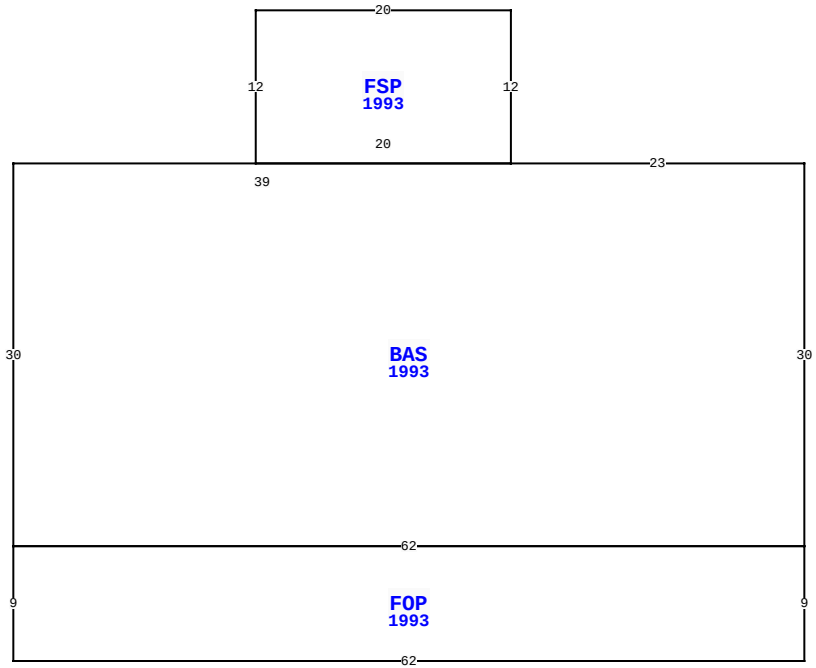
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100	1993	1,860	170,447
FOP	558	30	1993	167	15,304
FSP	240	40	1993	96	8,797
TOTALS	2,658			2,123	194,547

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,123	107.9960	108.00	229,284	1993	1993	0	0	0	15.15	84.85

1 SINGLE FAM – 100% - 2014 Heated Area: 1860 HX Base Yr 2014



43665 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		218,435
TOTAL MARKET OB/XF VALUE		2,400
TOTAL LAND VALUE - MARKET		239,010
TOTAL MARKET VALUE		459,845
SOH/AGL Deduction		222,347
ASSESSED VALUE		237,498
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		186,776
TOTAL JUST VALUE		459,845
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		441,816

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001149	GARAGE	31,731	01/26/2023
93034	NEW CONSTR	1,700	11/11/1993
7984	NEW CONSTR	74,890	04/01/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1902/0248	2/11/2014	WD	U	I	11	100
GRANTOR: TANNER THOMASA D						
GRANTEE: FARE DANIEL W & FAW						
1861/1413	6/11/2013	WD	Q	I	02	207,000
GRANTOR: TANNER THOMASA D						
GRANTEE: FARE DANIEL W & FAW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23 FSP=[YR=1993] N12 W20 S12 E20$ W39 S30
FOP=[YR=1993] S9 E62 N9 W62$ E62N30$.

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	0681	POLE SHED	0	100	20	40	800.00	SF	15.00	15.00	100	1994	1994	3	20	2,400	

LAND DESCRIPTION

TOTAL OB/XF 2,400

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	0006	OR	0.00	0.00	15.42	AC		1.00	1.00	1.00	15,500.00	15,500.00	239,010							

REVIEW DATE 12/19/2023 BY WW Total Acres: 15.42 Total Land Value: 239,010 Market: 0 Agricultural: 0 Common: 239,010 PRINTED 07/30/2025 BY SYS

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Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

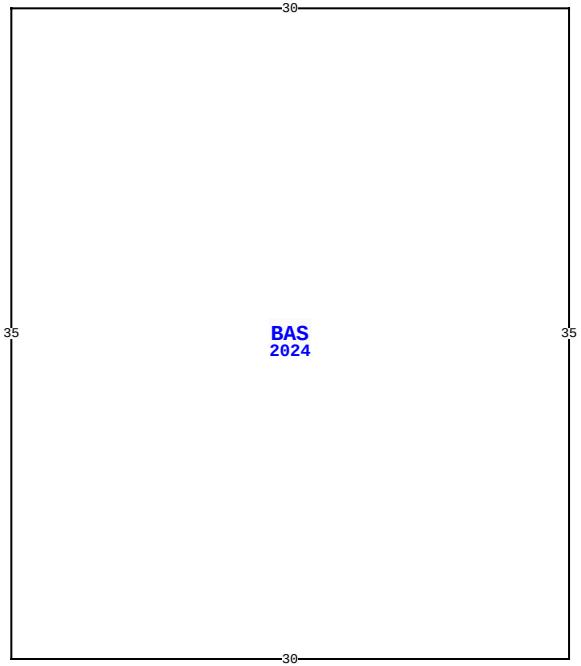
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,050	100	2024	1,050	23,888
TOTALS	1,050			1,050	23,888

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,050	62.1000	22.98	24,129	2023	2023	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2024 Heated Area: 1050 HX Base Yr 2014



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GRANTEE: FARE DANIEL W & FAW						
1861/1413	6/11/2013	WD	Q	I	02	207,000
GRANTOR: TANNER THOMASA D						
GRANTEE: FARE DANIEL W & FAW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,5] E30 S35 W30 N35 $
.

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

REVIEW DATE 12/19/2023 BY WW Total Acres: 15.42 Total Land Value: 239,010 Market: 0 Agricultural: 0 Common: 239,010 PRINTED 07/30/2025 BY SYS