

BLOCK 3 PT OF LOT 12
IN OR 2381/747
HILLS AT THOMAS CREEK PB 5/65

NELSON CHRISTIAN V & SANDRA L
43637 KEEN CEMETERY RD
CALLAHAN, FL 32011

2025

24-1N-24-0750-0003-0122



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

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	2,597	100	1995	2,597	269,898
FEP	312	80	1995	250	25,982
FGR	631	55	1995	347	36,063
FOP	392	30	1995	118	12,263
PTO	576	5	1995	29	3,014
SFB	264	80	2020	211	21,928

TOTALS	4,772			3,552	369,148
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	1,237.00	SF	4.00
2	0861	POOL GUNIT	0	100	26	18	468.00	SF	85.00
3	0845	KOOL DECK	0	100	0	0	637.00	SF	7.25
4	0812	CONCRETE C	0	100	0	0	1,420.00	SF	4.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	1.26

REVIEW DATE	06/07/2022	BY	TWA
-------------	------------	----	-----

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,552	96.0165	126.74	450,180	1995	2000	0	0	0	18.00	82.00
1 SNGL FAM - 100% - 2021 Heated Area: 2808 HX Base Yr 2021												

43637 KEEN CEMETERY RD, CALLAHAN												
TOTAL OB/XF 19,557												

TOTAL OB/XF 19,557												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	RES	100	0006	OR	0.00	0.00	1.26	AC		1.00

Total Acres:	1.26	Total Land Value:	56,700	Market:	0	Agricultural:	0
--------------	------	-------------------	--------	---------	---	---------------	---

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		369,148	
TOTAL MARKET OB/XF VALUE		19,557	
TOTAL LAND VALUE - MARKET		56,700	
TOTAL MARKET VALUE		445,405	
SOH/AGL Deduction		137,225	
ASSESSED VALUE		308,180	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		257,458	
TOTAL JUST VALUE		445,405	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		411,228	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B996488	SWIM POOL	18,000	10/01/1999
B951947	NEW CONSTR	113,000	05/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2381/0747	7/31/2020	WD	Q	I	02	295,000
GRANTOR:EBRIGHT GLENDA T & EL						
GRANTEE: NELSON CHRISTIAN V						
2336/0852	1/30/2020	FJ	U	I	11	0
GRANTOR:NELSON LETTY T ESTATE						
GRANTEE:EBRIGHT GLENDA T &						

BUILDING NOTES												
----------------	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS												
PTO=[YR=1995] W6 N22 W24 BAS=[YR=1995] W23 FGR=[YR=1995] W28 S23 E27 N13 E1 N10 \$ S10 W1 S13 W7 S26 FOP=[YR=1995] W8 S19 E38 N8 W30 N11\$ S11 E30 S8 E25 N20 E6 N14 W18 FEP=[YR=1995] N26 W12 S26 E12\$ W12 N34\$ S8 E12 S26 E18 N12\$ PTR=E20 SFB=[YR=2020] E22 S12 W22 N12\$ W20\$.												

OTHER ADJUSTMENTS AND NOTES												

Common:	56,700	PRINTED 07/30/2025 BY SYS
---------	--------	---------------------------