BLOCK 3 LOT 13
ESMT'S IN OR 763/174 &
OR 1351/1795

WILSON BENJAMIN R & BARBARA N
43581 KEEN CEMETERY ROAD
CALLAHAN, FL 32011

**2025**

**24-1N-24-0750-0003-0130**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 11 | CLAY TILE 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 06 | DIST 1D 100 |
| Quality | 04 | Quality Level 04 |

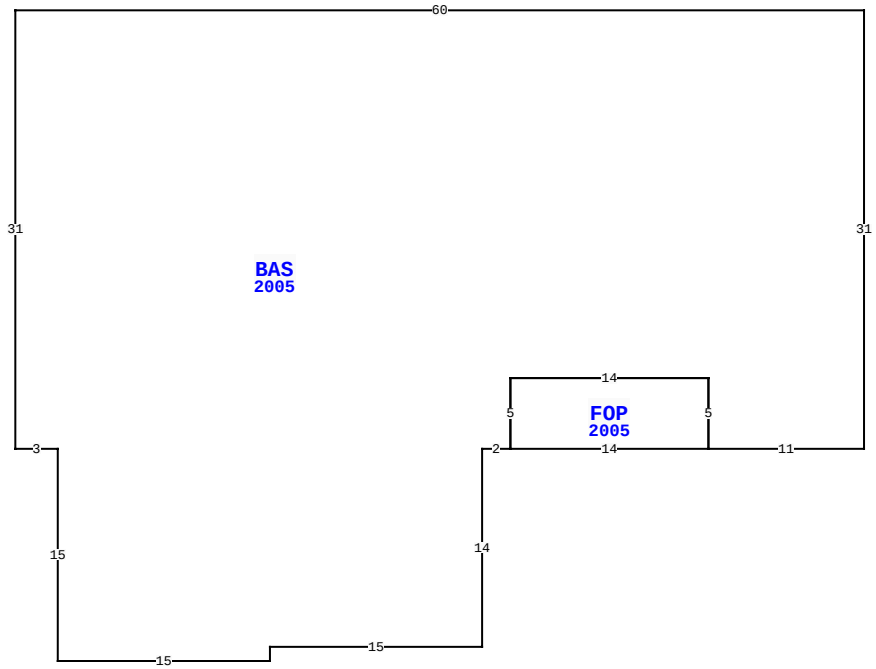
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,225 | 100 | 2005 | 2,225 | 135,253 |
| FOP | 70 | 30 | 2005 | 21 | 1,277 |
| TOTALS | 2,295 | | | 2,246 | 136,529 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 2,246 | 132.4400 | 112.57 | 252,832 | 2005 | 2005 | 0 | 0 | 0 | 46.00 | 54.00 |

1 M/H 94+ – 100% - 2025 Heated Area: 2225 HX Base Yr




43581 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 | | 136,529 |
| TOTAL MARKET OB/XF VALUE | | 7,227 |
| TOTAL LAND VALUE - MARKET | | 290,000 |
| TOTAL MARKET VALUE | | 433,756 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 433,756 |
| TOTAL EXEMPTION VALUE | 13 | 433,756 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 433,756 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 412,560 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH054657 | MH MOVE-ON | 0 | 09/01/2005 |
| E15657 | ELEC OTHER | 0 | 09/01/2005 |
| P09986 | OTHER | 0 | 09/01/2005 |
| M10160 | MECH OTHER | 0 | 08/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2629/1951 | 3/23/2023 | QC | U | I | 11 | 100 |
| GRANTOR: WILSON BENJAMIN ROLAN | | | | | | |
| GRANTEE: WILSON BENJAMIN ROL | | | | | | |
| 0454/0762 | 5/01/1985 | WD | Q | V | | 40,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2005] W60 S31 E3 S15 E15 N1 E15 N14 E2 FOP=[YR=2005] E14 N5 W14 S5$ N5 E14 S5 E11 N31$.

## 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 | 0940 | SHEDS/PORT | 0 | 100 | 20 | 12 | 240.00 | SF | 21.30 | 21.30 | 100 | 1992 | 1992 | 3 | 20 | 1,022 | |
| 2 | 0680 | POLE SHED | 0 | 100 | 20 | 11 | 220.00 | SF | 10.00 | 10.00 | 100 | 1995 | 1995 | 3 | 20 | 440 | |
| 3 | 0510 | GARAGE WD- | 0 | 100 | 24 | 12 | 288.00 | SF | 25.90 | 25.90 | 100 | 2005 | 2005 | 3 | 36 | 2,685 | |
| 4 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2005 | 2005 | 3 | 88 | 3,080 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,227

| 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 | 20.00 | AC | | 1.00 | 1.00 | 1.00 | 14,500.00 | 14,500.00 | 290,000 | | | | | | | |

REVIEW DATE 06/07/2022 BY TWA Total Acres: 20.00 Total Land Value: 290,000 Market: 0 Agricultural: 0 Common: 290,000 PRINTED 07/30/2025 BY SYS