BLOCK 3 W'LY 150 FT OF LOT 15
IN OR 834/1845 SEC 25-1N-24
HILLS AT THOMAS CREEK PB 5/65

SHINHOLSER STEVEN SR & BARBARA
43541 KEEN CEMETERY ROAD
CALLAHAN, FL 32011

2025

24-1N-24-0750-0003-0151

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

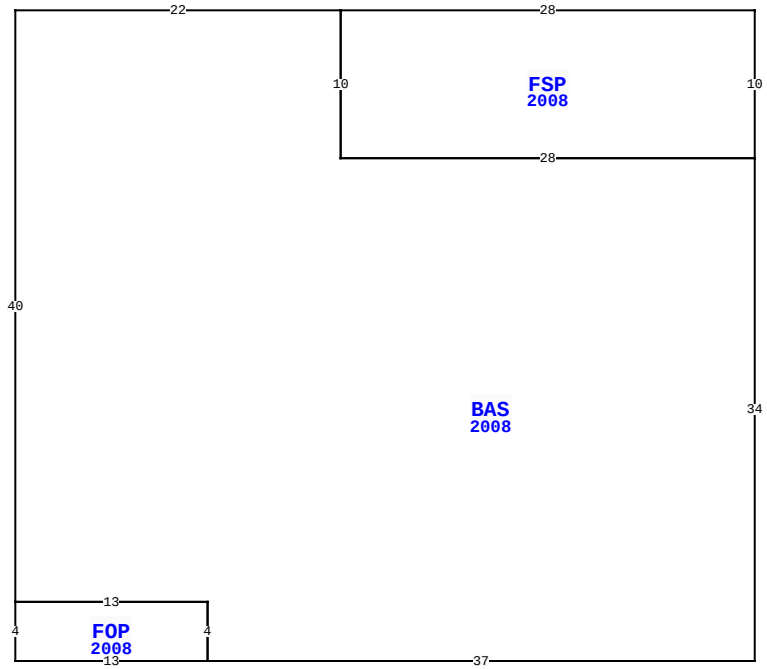
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,868	100	2008	1,868	249,457
FOP	52	30	2008	16	2,137
FSP	280	40	2008	112	14,956
TOTALS	2,200			1,996	266,551

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,996	109.3680	144.37	288,163	2008	2008	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 0 Heated Area: 1868 HX Base Yr



43541 KEEN CEMETERY RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		266,551
TOTAL MARKET OB/XF VALUE		41,747
TOTAL LAND VALUE - MARKET		111,000
TOTAL MARKET VALUE		419,298
SOH/AGL Deduction		228,630
ASSESSED VALUE		190,668
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		139,946
TOTAL JUST VALUE		419,298
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		363,617

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C19964	CO ISSUED	0	05/01/2007
E19299	ELEC OTHER	2,000	05/01/2007
M12957	MECH OTHER	0	05/01/2007
P12399	OTHER	0	05/01/2007
R10399	REPAIR/RRF	5,000	05/01/2007
B19964	NEW CONSTR	143,220	05/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0834/1845	5/21/1998	WD	U	I	10	18,800
GRANTOR: CONNER DANIEL A						
GRANTEE: SHINHOLSER STEVEN S						
0468/0793	9/01/1985	AD	U	V		18,750
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2008] W28 BAS=[YR=2008] W22 S40 FOP=[YR=2008] S4 E13 N4 W13$ E13 S4 E37 N34 W28 N10$ S10 E28 N10$.

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	0811	CONCRETE B	0	100	0	0	767.00	SF	5.20	5.20	100	1996	1996	3	70	2,792	
2	0511	GARAGE CB-	0	100	30	40	1,200.00	SF	40.00	40.00	100	1996	1996	3	70	33,600	
3	0681	POLE SHED	0	100	30	35	1,050.00	SF	15.00	15.00	100	1990	1990	3	20	3,150	
4	0811	CONCRETE B	0	100	0	0	450.00	SF	5.20	5.20	100	2008	2008	3	88	2,059	
6	1123	CB 8"	0	100	0	0	27.00	SF	6.15	6.15	100	2008	2008	3	88	146	

LAND DESCRIPTION

TOTAL OB/XF 41,747

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	3.70	AC		1.00	1.00	1.00	30,000.00	30,000.00	111,000							

REVIEW DATE 06/07/2022 BY TWA Total Acres: 3.70 Total Land Value: 111,000 Market: 0 Agricultural: 0 Common: 111,000 PRINTED 07/30/2025 BY SYS