BLOCK 3 PT OF LOT 19
IN OR 464/245 SEC 30-1N-25
2012 PALM HARBOR TW/MH

STAHLER CHARLES F C
43311 KEEN CEMETERY ROAD
CALLAHAN, FL 32011

2025

24-1N-24-0750-0003-0191

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	06	Quality Level 06

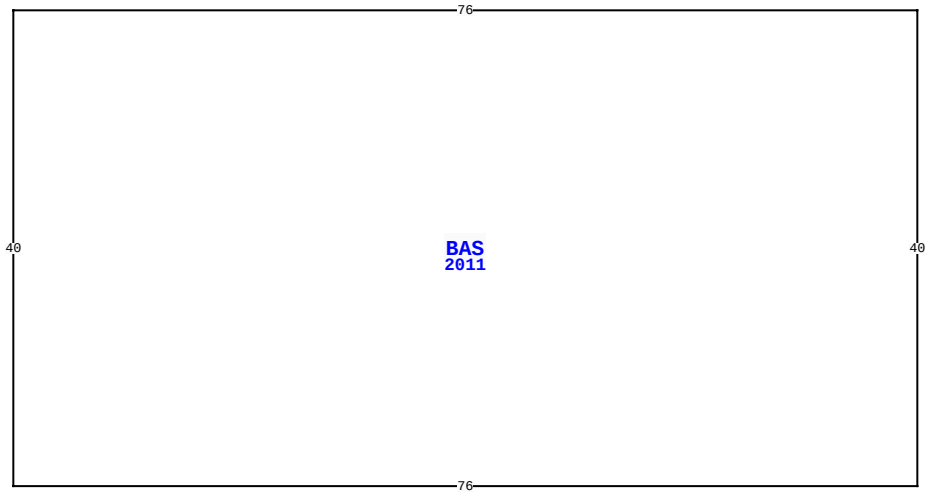
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,040	100	2011	3,040	258,946
TOTALS	3,040			3,040	258,946

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	3,040	151.8400	129.06	392,342	2011	2011	0	0	0	34.00	66.00

2 M/H 94+ – 0% - 0 Heated Area: 3040 HX Base Yr



43311 KEEN CEMETERY RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 3 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		363,760
TOTAL MARKET OB/XF VALUE		16,618
TOTAL LAND VALUE - MARKET		103,800
TOTAL MARKET VALUE		484,178
SOH/AGL Deduction		134,469
ASSESSED VALUE		349,709
TOTAL EXEMPTION VALUE	HX HB WR SL	133,533
BASE TAXABLE VALUE		216,176
TOTAL JUST VALUE		484,178
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		414,812

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH155664	CO ISSUED	0	10/22/2015
MH155664	MH MOVE-ON	0	07/31/2015
B27380	ADDITION	32,496	06/01/2013
C5363	CO ISSUED	0	10/04/2011
M16453	H/AC	0	08/01/2011
P14929	NEW CONSTR	0	08/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0464/0245	8/01/1985	AD	U	V		19,000

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W76 S40 E76 N40$.

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	12	24	288.00	SF	30.00	30.00	100	1985	1985	3	20	1,728	
2	0350	CARPORT WD	0	100	30	20	600.00	SF	8.58	8.58	100	1995	1995	3	20	1,030	
3	0510	GARAGE WD-	0	100	22	20	440.00	SF	28.00	28.00	100	1995	1995	3	20	2,464	
4	0510	GARAGE WD-	0	100	26	26	676.00	SF	28.00	28.00	100	1995	1995	3	20	3,786	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2011	2011	3	94	3,290	
6	1242	WD DECK A	0	100	60	16	960.00	SF	10.00	10.00	100	2011	2011	3	45	4,320	

LAND DESCRIPTION

TOTAL OB/XF 16,618

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	3.46	AC		1.00	1.00	1.00	30,000.00	30,000.00	103,800							

REVIEW DATE 03/03/2020 BY TWA Total Acres: 3.46 Total Land Value: 103,800 Market: 0 Agricultural: 0 Common: 103,800 PRINTED 07/30/2025 BY SYS

BLOCK 3 PT OF LOT 19
IN OR 464/245 SEC 30-1N-25
2012 PALM HARBOR TW/MH

STAHLER CHARLES F C
43311 KEEN CEMETERY ROAD
CALLAHAN, FL 32011

2025

24-1N-24-0750-0003-0191

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	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

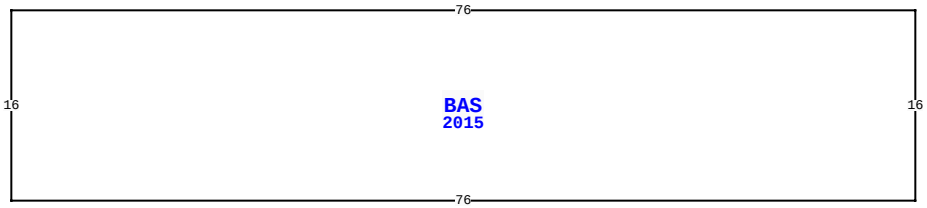
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	2015	1,216	88,528
TOTALS	1,216			1,216	88,528

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	114.2000	97.07	118,037	2015	2015	0	0	0	25.00	75.00

3 M/H 94+ – 100% - 0 Heated Area: 1216 HX Base Yr



43311 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		363,760
TOTAL MARKET OB/XF VALUE		16,618
TOTAL LAND VALUE - MARKET		103,800
TOTAL MARKET VALUE		484,178
SOH/AGL Deduction		134,469
ASSESSED VALUE		349,709
TOTAL EXEMPTION VALUE	HX HB WR SL	133,533
BASE TAXABLE VALUE		216,176
TOTAL JUST VALUE		484,178
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		414,812

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0464/0245	8/01/1985	AD	U	V		19,000

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W76 S16 E76 N16$.

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 03/03/2020 BY TWA Total Acres: 3.46 Total Land Value: 103,800 Market: 0 Agricultural: 0 Common: 103,800 PRINTED 07/30/2025 BY SYS

BLOCK 3 PT OF LOT 19
IN OR 464/245 SEC 30-1N-25
2012 PALM HARBOR TW/MH

STAHLER CHARLES F C
43311 KEEN CEMETERY ROAD
CALLAHAN, FL 32011

2025

24-1N-24-0750-0003-0191

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

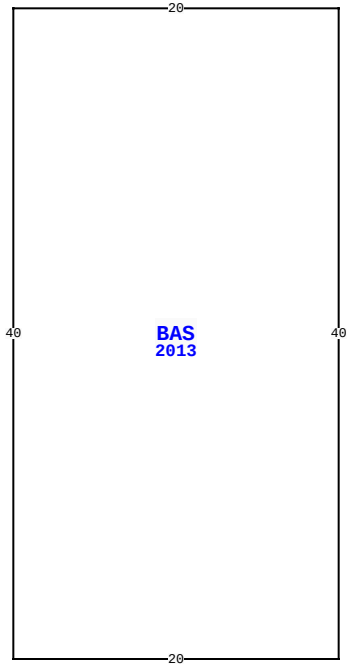
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100	2013	800	16,286
TOTALS	800			800	16,286

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	800	63.2500	23.40	18,720	2013	2013	0	0	0	13.00	87.00

4 GARAGE RES – 100% - 0 Heated Area: 800 HX Base Yr



43311 KEEN CEMETERY RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 3 of 3 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		363,760
TOTAL MARKET OB/XF VALUE		16,618
TOTAL LAND VALUE - MARKET		103,800
TOTAL MARKET VALUE		484,178
SOH/AGL Deduction		134,469
ASSESSED VALUE		349,709
TOTAL EXEMPTION VALUE	HX HB WR SL	133,533
BASE TAXABLE VALUE		216,176
TOTAL JUST VALUE		484,178
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		414,812

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0464/0245	8/01/1985	AD	U	V		19,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W20 S40 E20 N40$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/03/2020 BY TWA Total Acres: 3.46 Total Land Value: 103,800 Market: 0 Agricultural: 0 Common: 103,800 PRINTED 07/30/2025 BY SYS