

BLOCK 3 PT OF LOT 19 (EX OR 2764
IN OR 528/37 SEC 30-1N-25
HILLS AT THOMAS CREEK PB 5/65

SCAFF ALICE E
43279 KEEN CEMETERY ROAD
CALLAHAN, FL 32011

2025

24-1N-24-0750-0003-0192



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 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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
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	1,764	100	1993	1,764	196,492
FGR	420	55	1993	231	25,731
FOP	76	30	1993	23	2,562
FOP	308	30	2011	92	10,248
FST	110	55	1993	60	6,683

TOTALS	2,678			2,170	241,716
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	0	0	1,470.00	SF	6.50
4	0861	POOL GUNIT	0	100	15	24	360.00	SF	85.00
5	0845	KOOL DECK	0	100	100	3	300.00	SF	7.25
7	0510	GARAGE WD-	0	100	0	0	750.00	SF	35.00
8	0810	CONCRETE A	0	100	0	0	360.00	SF	6.50

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	231.00	706.00	2.32

REVIEW DATE	02/06/2025	BY	WWA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,170	106.8200	141.00	305,970	1986	1996	0	0	21.00	79.00
1 SNGL FAM - 100% - 0											
Heated Area: 1764											
HX Base Yr											

43279 KEEN CEMETERY RD, CALLAHAN	BLD DATE	LGL DATE	05/09/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	58	2,030	
2	0810	CONCRETE A	0	100	0	0	1,470.00	SF	6.50	6.50	100	1986	1986	3	47	4,491	
4	0861	POOL GUNIT	0	100	15	24	360.00	SF	85.00	85.00	100	1987	1987	3	20	6,120	
5	0845	KOOL DECK	0	100	100	3	300.00	SF	7.25	7.25	100	1987	1987	3	49.5	1,077	
7	0510	GARAGE WD-	0	100	0	0	750.00	SF	35.00	35.00	100	1990	1990	3	20	5,250	
8	0810	CONCRETE A	0	100	0	0	360.00	SF	6.50	6.50	100	1990	1990	3	57	1,334	

TOTAL OB/XF										20,302									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	000100	C	RES	100	0006	OR	231.00	706.00	2.32	AC		1.00	1.00	1.00	35,000.00	35,000.00	81,200		

Total Acres: 2.32	Total Land Value: 81,200	Market: 0	Agricultural: 0	Common: 81,200
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				241,716	
TOTAL MARKET OB/XF VALUE				20,302	
TOTAL LAND VALUE - MARKET				81,200	
TOTAL MARKET VALUE				343,218	
SOH/AGL Deduction				203,105	
ASSESSED VALUE				140,113	
TOTAL EXEMPTION VALUE		HX HB WX		55,722	
BASE TAXABLE VALUE				84,391	
TOTAL JUST VALUE				343,218	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				300,960	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4730	SWIM POOL	8,750	03/15/1988
4604	NEW CONSTR	1,000	01/15/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0528/0037	10/05/1987	WD	Q	V		17,200	
GRANTOR: MIZELL MICHAEL D							
GRANTEE: SCAFF GEORGE SR							
0487/0806	4/17/1986	AD	U	V		19,000	
GRANTOR: MIZELL MICHAEL D							
GRANTEE: SCAFF GEORGE SR							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FST=[YR=1993] W11 BAS=[YR=1993] W13 FOP=[YR=2011] N14 W22 S14 E22\$ W55 S30 E27 FOP=[YR=1993] E19 N4 W19 S4\$ N4 E19 S4 E12 FGR=[YR=1993] E21 N20 W21S20\$ N20 E10 N10\$ S10 E11 N10\$.									