BLOCK 3 PT OF LOT 20 30-1N-25E
IN OR 2295/968
HILLS AT THOMAS CREEK PB 5/65

BENNETT STEPHEN
43187 KEEN CEMETERY RD
CALLAHAN, FL 32011

2025

24-1N-24-0750-0003-0202

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

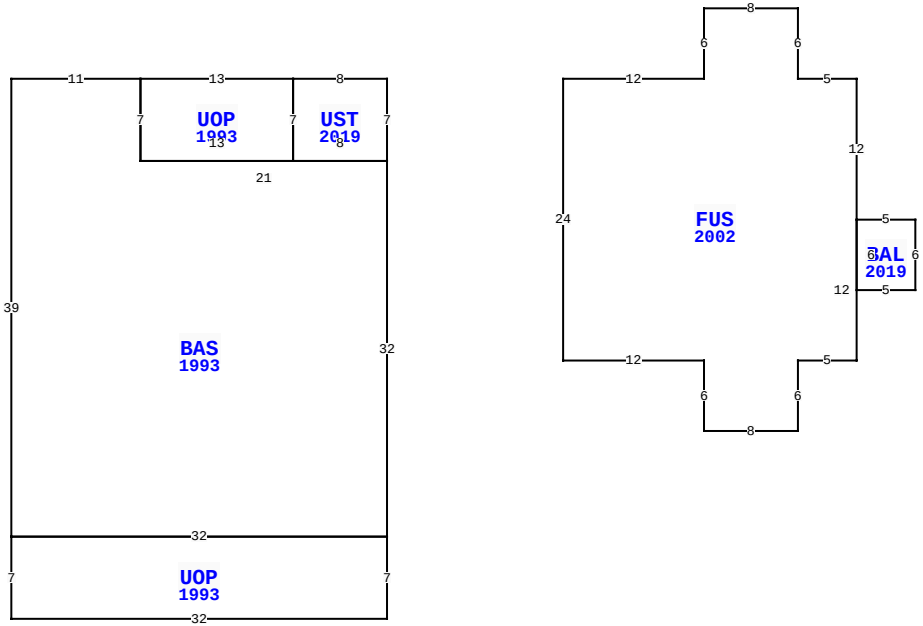
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
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
BAL	30	15	2019	4	363
BAS	1,101	100	1993	1,101	99,902
FUS	696	100	2002	696	63,153
UOP	91	20	1993	18	1,634
UOP	224	20	1993	45	4,084
UST	56	45	2019	25	2,269
TOTALS	2,198			1,889	171,402

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,889	107.7020	107.70	203,445	1990	1990	0	0	0	15.75	84.25

1 SINGLE FAM – 100% - 2020 Heated Area: 1797 HX Base Yr 2020



43187 KEEN CEMETERY RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		171,402
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		74,520
TOTAL MARKET VALUE		245,922
SOH/AGL Deduction		80,587
ASSESSED VALUE		165,335
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		114,613
TOTAL JUST VALUE		245,922
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		213,003

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24972	ADDITION	3,750	07/01/2011
E029683	CHNGE SRVC	0	06/01/2002
6209	NEW CONSTR	1,700	09/18/1989
3178	NEW CONSTR	1,200	08/23/1988
5115	NEW CONSTR	39,100	08/23/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2295/0968	7/31/2019	WD	Q	I	02	137,500
GRANTOR: CRIBB INGEBORG F						
GRANTEE: BENNETT STEPHEN						
1775/1056	1/24/2012	QC	U	I	11	100
GRANTOR: CRIBB LARRY D						
GRANTEE: CRIBB INGEBORD F						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=2019] W8 UOP=[YR=1993] W13 BAS=[YR=1993] W11 S39 UOP=[YR=1993] S7 E32 N7 W32$ E32 N32 W21 N7$ S7 E13 N7$ S7 E8 N7$ PTR=E15 FUS=[YR=2002] E12 N6 E8 S6 E5 S12 BAL=[YR=2019] E5 S6 W5 N6$ S12 W5 S6 W8 N6 W12 N24$ W15$.

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
1	000100	C	RES	100	0006	OR	109.00	737.00	1.84	AC		1.00	1.00	0.90	45,000.00	40,500.00	74,520							

REVIEW DATE 01/02/2020 BY TW Total Acres: 1.84 Total Land Value: 74,520 Market: 0 Agricultural: 0 Common: 74,520 PRINTED 07/30/2025 BY SYS