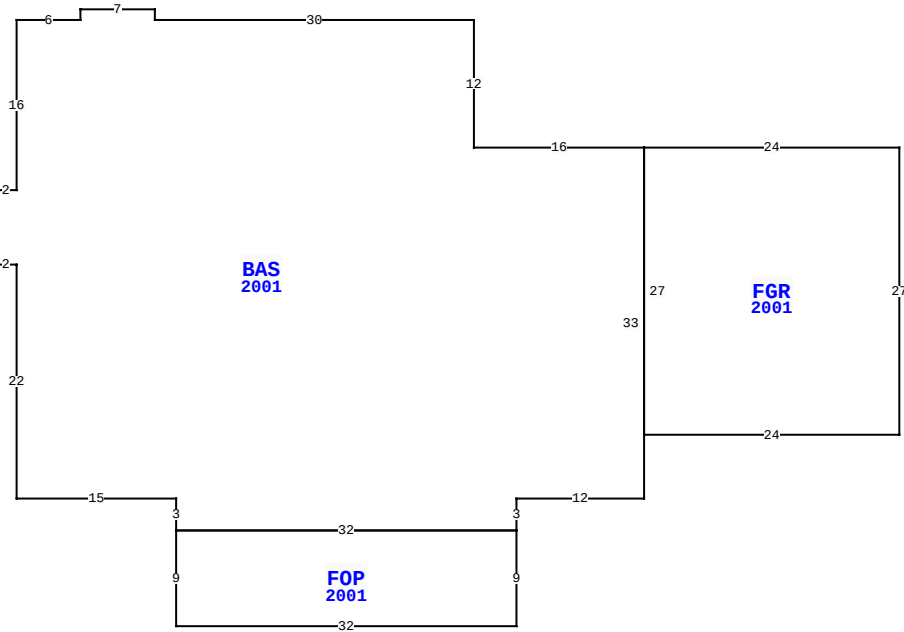
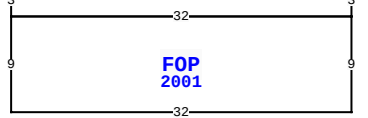


CALLAHAN, FL 32011

2025

24-1N-24-0750-0003-0210

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY											
Exterior Wall		20	FACE BRICK 90		0900	01	3,022	94.6542	124.94	377,569	2001	2001	0	0	0	16.65	83.35	VALUATION BY					STANDARD						
Exterior Wall		05	AVERAGE 10		1 SNGL FAM - 100% - 0													Heated Area: 2580					HX Base Yr						
Roof Structur		03	GABLE/HIP 100															BUILDING MARKET VALUE					363,174						
Roof Cover		03	COMP SHNGL 100															TOTAL MARKET OB/XF VALUE					13,633						
Interior Wall		05	DRYWALL 100															TOTAL LAND VALUE - MARKET					148,005						
Interior Floo		14	CARPET 80															TOTAL MARKET VALUE					524,812						
Interior Floo		11	CLAY TILE 20															SOH/AGL Deduction					272,773						
Air Condition		03	CENTRAL 100															ASSESSED VALUE					252,039						
Heating Type		04	AIR DUCTED 100															TOTAL EXEMPTION VALUE					50,722						
Bedrooms		3	100															BASE TAXABLE VALUE					201,317						
Bathrooms		2	100															TOTAL JUST VALUE					524,812						
Frame		02	WOOD FRAME 100															NCON VALUE					0						
Stories		1.	1. 100		INCOME VALUE																								
Units		0	100		PREVIOUS YEAR MKT VALUE					480,695																			
BUD8 Adjustme		06	DIST 1D 100																										
Occupancy		00	NONE 100																										
Quality		02	Quality Level 02																										
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		2,580	100	2001	2,580	268,675																							
FGR		648	55	2001	356	37,073																							
FOP		288	30	2001	86	8,956																							
TOTALS		3,516			3,022	314,704																							
EXTRA FEATURES		43053 KEEN CEMETERY RD, CALLAHAN																											
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		0810	CONCRETE A	0 100	12	20	240.00 SF	6.50		6.50	100	1988	1988	3	52	811													
2		0350	CARPORT WD	0 100	24	20	480.00 SF	13.00		13.00	100	1989	1989	3	20	1,248													
3		0510	GARAGE WD-	0 100	24	28	672.00 SF	35.00		35.00	100	1989	1989	3	20	4,704													
4		0812	CONCRETE C	0 100	0	0	1,536.00 SF	4.00		4.00	100	2001	2001	3	79	4,854													
5		0351	CARPORT MT	0 100	24	24	576.00 SF	10.00		10.00	100	2009	2009	3	35	2,016													

EX S-1 OF LOT 21

CALLAHAN, FL 32011

2025



REVIEW DATE	06/07/2022	BY	TWA	Total Acres: 7.59	Total Land Value: 148,005	Market: 0	Agricultural: 0	Common: 148,005	PRINTED 07/30/2025 BY SYS
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