LOT 7
IN OR 1558/200
2008 FLEET DW/MH

MCNAIR SAMUEL
43110 KEEN CEMETERY ROAD
CALLAHAN, FL 32011

2025

30-1N-25-0875-0007-0000

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	04	Quality Level 04

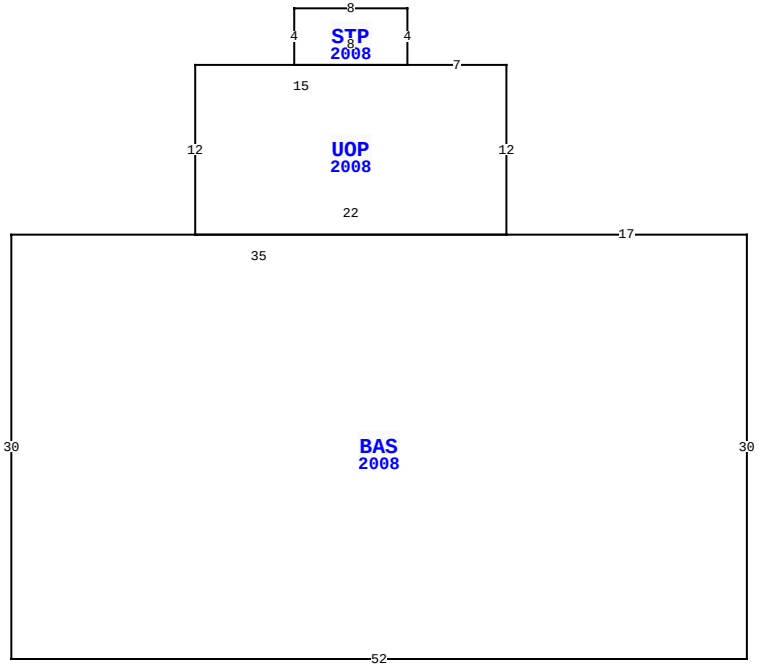
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	2008	1,560	102,221
STP	32	10	2008	3	197
UOP	264	25	2008	66	4,325
TOTALS	1,856			1,629	106,742

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,629	128.4800	109.21	177,903	2008	2008	0	0	0	40.00	60.00

1 M/H 94+ – 100% - 2009 Heated Area: 1560 HX Base Yr 2009



43110 KEEN CEMETERY RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		106,742
TOTAL MARKET OB/XF VALUE		7,150
TOTAL LAND VALUE - MARKET		49,050
TOTAL MARKET VALUE		162,942
SOH/AGL Deduction		75,542
ASSESSED VALUE		87,400
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		36,678
TOTAL JUST VALUE		162,942
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		142,875

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH5031	MH MOVE-ON	0	11/01/2008
C5031	CO ISSUED	0	01/01/2008
E20366	ELEC OTHER	0	01/01/2008
M13541	MECH OTHER	0	01/01/2008
MH5031	MH MOVE-ON	0	01/01/2008
P12957	OTHER	0	01/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1558/0200	3/28/2008	WD	U	I	11	141,200
GRANTOR: T S FUNDING INC						
GRANTEE: MCNAIR SAMUEL						
1538/0100	11/29/2007	WD	Q	V		35,000
GRANTOR: JONES REGINALD A & SH						
GRANTEE: T S FUNDING INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008;ORIG=0,0] W17 W35 S30 E52 N30 $
UOP=[YR=2008;ORIG=-17,0] N12 W7 W15 S12 E22 $
STP=[YR=2008;ORIG=-24,-12] N4 W8 S4 E8 $
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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	1242	WD DECK A	0	100	0	0	160.00	SF	10.00	10.00	100	2013	2013	3	55	880	
2	0476	VF 6 SBPL	0	100	0	0	244.00	LF	32.00	32.00	100	2024	2008		72	5,622	
3	0470	VNYL GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2024	2008		72	648	

LAND DESCRIPTION

TOTAL OB/XF 7,150

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	1.09	AC		1.00	1.00	1.00	45,000.00	45,000.00	49,050							

REVIEW DATE 06/03/2024 BY TWA Total Acres: 1.09 Total Land Value: 49,050 Market: 0 Agricultural: 0 Common: 49,050 PRINTED 07/30/2025 BY SYS