IN OR 1387/1250
PARCELS 23 & 23-1

KEELCO INC
542752 US HWY 1
CALLAHAN, FL 32011-6495

2025

51-2N-25-0000-0023-0000

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	12	HARDWOOD 100
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

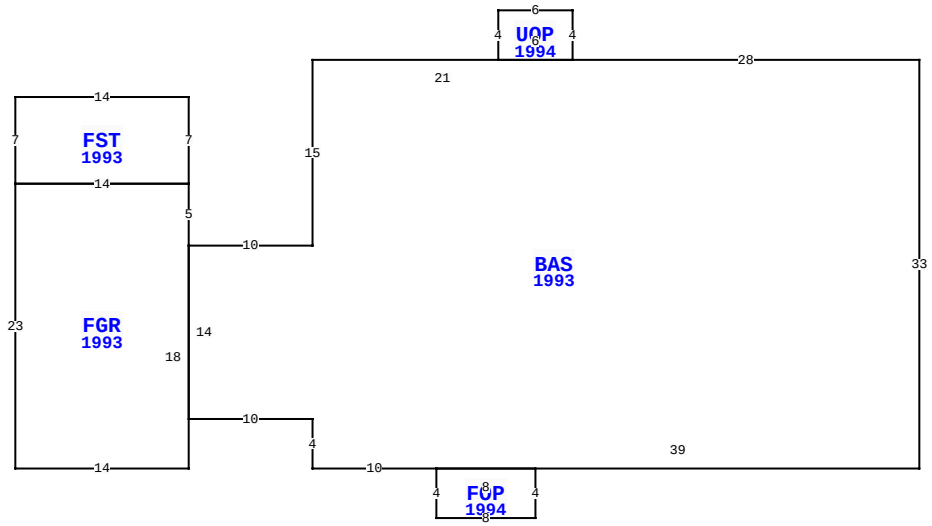
DOR CODE	1200	STORE/OFFICE/RESID	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	1290.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,757	100	1993	1,757	108,464
FGR	322	55	1993	177	10,927
FOP	32	30	1994	10	617
FST	98	55	1993	54	3,333
UOP	24	20	1994	5	309
TOTALS	2,233			2,003	123,650

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,003	108.7800	108.78	217,886	1960	1960	0	0	20	23.25	56.75

1 SINGLE FAM – 0% - 0 Heated Area: 1757 HX Base Yr



542752 US HWY 1, CALLAHAN

BLD DATE	10/30/2020	KK	LGL DATE	
XF DATE	10/30/2020	KK	LAND DATE	10/30/2020 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	150,116
TOTAL MARKET OB/XF VALUE	5,869
TOTAL LAND VALUE - MARKET	369,054
TOTAL MARKET VALUE	525,039
SOH/AGL Deduction	177,052
ASSESSED VALUE	347,987
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	347,987
TOTAL JUST VALUE	525,039
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	361,709

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4897	GARAGE	28,000	05/18/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1387/1250	2/08/2006	WD	U	I	07	100
GRANTOR: YANCEY WILBUR D & MAE						
GRANTEE: KEELCO INC						
1345/0319	8/26/2005	WD	Q	I		250,000
GRANTOR: YANCEY WILBURN DUANE						
GRANTEE: KEELING DWAYNE & VI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 UOP=[YR=1994] N4 W6 S4 E6$ W21 S15 W10
FGR=[YR=1993] N5 FST=[YR=1993] N7 W14 S7 E14$ W14 S23 E14
N18$ S14 E10 S4 E10 FOP=[YR=1994] S4 E8 N4 W8$ E39 N33$.

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	0810	CONCRETE A	0	0	0	0	156.00	SF	6.50	6.50	100	1990	1990	3	57	578	
2	0825	BRICK	0	0	0	0	21.00	SF	12.50	12.50	100	1990	1990	3	85	223	
3	0810	CONCRETE A	0	0	0	0	250.00	SF	6.50	6.50	100	1990	1990	3	57	926	
4	0423	CL FNC 5'	0	0	0	0	76.00	LF	6.85	6.85	100	2000	2000	3	48	250	
5	0465	FNC GT 15'	0	0	0	0	1.00	UT	562.50	562.50	100	2000	2000	3	48	270	
6	0680	POLE SHED	0	0	17	9	153.00	SF	10.00	10.00	100	2013	2013	3	68	1,040	
7	6001	ROLLUP DR	0	0	0	0	4.00	UT	400.00	400.00	100	1988	1988	3	20	320	
8	0810	CONCRETE A	0	0	10	5	50.00	SF	6.50	6.50	100	2013	2013	3	93	302	
9	0810	CONCRETE A	0	0	0	0	480.00	SF	6.50	6.50	100	1988	1988	3	52	1,622	
10	0978	SECURTY LT	0	0	0	0	3.00	UT	450.00	450.00	100	1988	1988	3	25	338	

TOTAL OB/XF 5,869

LAND DESCRIPTION

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	001200	C	STORE COMB	0	0004	INTNS	200.00	752.00	105,415.00	SF		1.00	1.00	0.70	5.00	3.50	368,952							
2	009602	C	RETENTION PO	0		INTNS	0.00	0.00	1.02	AC		1.00	1.00	1.00	100.00	100.00	102							

REVIEW DATE 10/30/2020 BY KK Total Acres: 1.02 Total Land Value: 369,054 Market: 0 Agricultural: 0 Common: 369,054 PRINTED 07/30/2025 BY SYS

IN OR 1387/1250
PARCELS 23 & 23-1

KEELCO INC
542752 US HWY 1
CALLAHAN, FL 32011-6495

2025

51-2N-25-0000-0023-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	02	MIN PLYWD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		2 100
Frame	01	TYP WD 100
Story Height		14 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

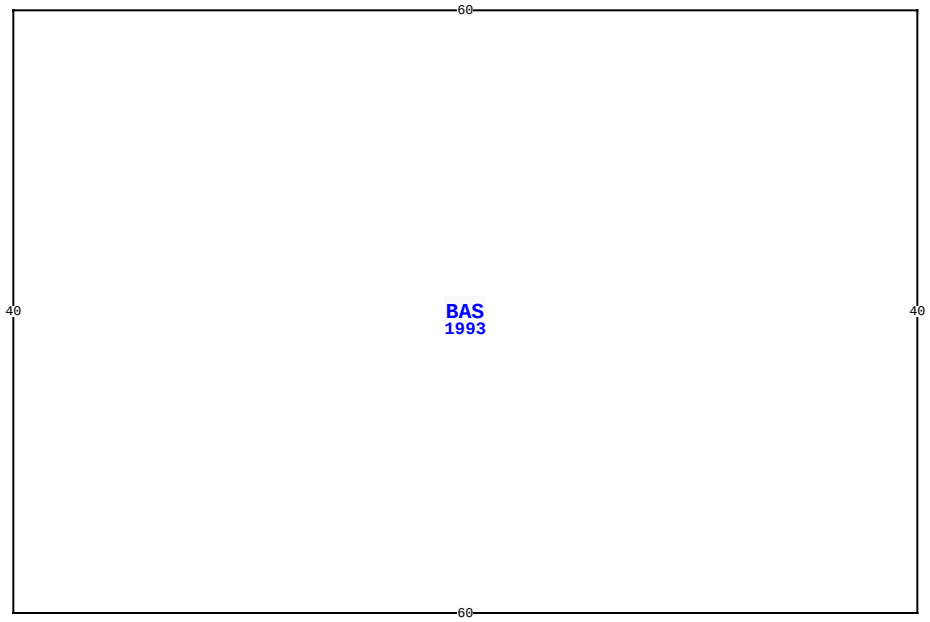
DOR CODE	1200	STORE/OFFICE/RESID	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	1290.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100	1993	2,400	26,466
TOTALS	2,400			2,400	26,466

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
2704	04	2,400	45.4781	44.11	105,864	1988	1988	0	0	25	50.00	25.00

2 VEH SALE/R – 0% - 0 Heated Area: 2400 HX Base Yr



542752 US HWY 1, CALLAHAN

BLD DATE	10/30/2020	KK	LGL DATE	
XF DATE	10/30/2020	KK	LAND DATE	10/30/2020 KK
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NASSAU COUNTY PROPERTY

PAGE 2 of 2 1

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1345/0319	8/26/2005	WD	Q	I		250,000
GRANTOR: YANCEY WILBURN DUANE						
GRANTEE: KEELING DWAYNE & VI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S40 E60 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 10/30/2020 BY KK Total Acres: 1.02 Total Land Value: 369,054 Market: 0 Agricultural: 0 Common: 369,054 PRINTED 07/30/2025 BY SYS