LOT 40 & PT OR ABNDED R/W
IN OR 2434/1072
GRAY GABLES SUB PB 0/52

WEBB KEVIN RAY/WEBB ANGELA CHERI
431004 KEEN CEMETERY ROAD
CALLAHAN, FL 32011

2026

04-1N-25-2780-0040-0000

NASSAU COUNTY PROPERTY

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

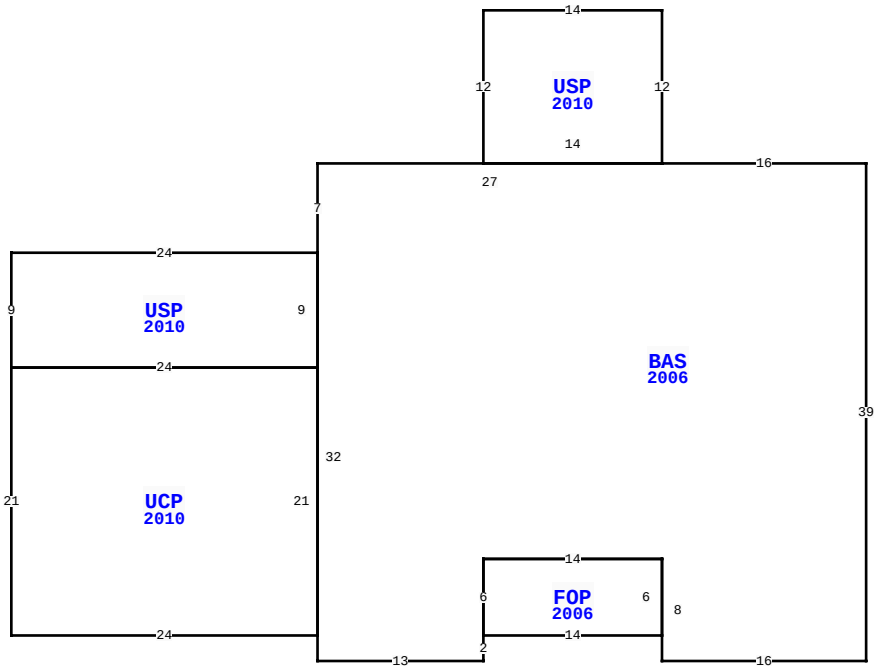
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,565	100	2006	1,565	201,137
FOP	84	30	2006	25	3,213
UCP	504	20	2010	101	12,981
USP	168	30	2010	50	6,426
USP	216	30	2010	65	8,354
TOTALS	2,537			1,806	232,111

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,806	107.8250	149.88	270,683	2006	2006	0	0	0	14.25	85.75

1 SNGL FAM 0% - 2025 Heated Area: 1565 HX Base Yr



44372 ARTESIAN BLVD, CALLAHAN

BLD DATE	11/22/2006 KW	LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	232,111
TOTAL MARKET OB/XF VALUE	3,080
TOTAL LAND VALUE - MARKET	93,600
TOTAL MARKET VALUE	328,791
SOH/AGL Deduction	0
ASSESSED VALUE	328,791
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	328,791
TOTAL JUST VALUE	328,791
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	305,714

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R23-10540	REROOF	15,103	08/01/2023
B1327502	CARPORT	19,498	07/01/2013
B23656	ADDITION	15,000	06/01/2010
M10803	MECH OTHER	0	12/01/2005
E16105	ELEC OTHER	2,000	11/01/2005
P10341	OTHER	0	11/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2711/1799	4/29/2024	QC	U	I	11	100
GRANTOR: WEBB LINDA						
GRANTEE: WEBB KEVIN RAY						
2434/1072	2/15/2021	WD	U	I	11	100
GRANTOR: WEBB LINDA						
GRANTEE: WEBB LINDA & KEVIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W16 USP=[YR=2010] N12 W14 S12 E14$ W27 S7
USP=[YR=2010] W24 S9 UCP=[YR=2010] S21 E24 N21 W24$ E24 N9$
S32 E13 N2 FOP=[YR=2006] E14 N6 W14 S6$ N6 E14S8 E16 N39$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	88	3,080	

LAND DESCRIPTION

TOTAL OB/XF 3,080

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	0	0006	OR	0.00	0.00	2.34	AC		1.00	1.00	1.00	40,000.00	40,000.00	93,600							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.34 Total Land Value: 93,600 Market: 0 Agricultural: 0 Common: 93,600 PRINTED 07/09/2026 BY SYS