

LOT 4
INCACHEE PB 6/350
ESMT IN OR 2714/1430

O'NEAL DANIEL & BETTY
43190 KEEN CEMETERY ROAD
CALLAHAN, FL 32011

2026

30-1N-25-0875-0004-0000



BUILDING CHARACTERISTICS			CONSTRUCTION		
ELEMENT	CD				
Exterior Wall	31	HARDIE BRD	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	13	LVT/LAMMT	100		
Interior Finish	02	NEW	N/A	0	
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		
Quality	04	Quality Level 04			
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	1,568	100	2026	1,568	251,178
FGR	552	55	2026	304	48,698
FOP	210	30	2026	63	10,092
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TOTALS	2,540			1,998	320,060

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,998	115.2480	160.19	320,060	2025	2025	0	0	0.00	100.00
1 SNGL FAM 0% - 2026 Heated Area: 1568 HX Base Yr											
43238 KEEN CEMETERY RD, CALLAHAN											
						BLD DATE		LGL DATE		05/07/2026	MLU
						XF DATE		LAND DATE			
						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					320,060			
TOTAL MARKET OB/XF VALUE					0			
TOTAL LAND VALUE - MARKET					55,500			
TOTAL MARKET VALUE					375,560			
SOH/AGL Deduction					19,747			
ASSESSED VALUE					355,813			
TOTAL EXEMPTION VALUE					0			
BASE TAXABLE VALUE					355,813			
TOTAL JUST VALUE					375,560			
NCON VALUE					320,060			
INCOME VALUE								
PREVIOUS YEAR MKT VALUE					49,950			