

PT N1/2 OF SE1/4 OF
SEC 26-2N-24E PT OR 2549/1770
BEING PARCEL 1

KEEN HUNTER BRYCE/WESLEY HOLLY ANN
35183 KAREN RD
CALLAHAN, FL 32011

2023

26-2N-24-0000-0004-0030



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	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8001.00
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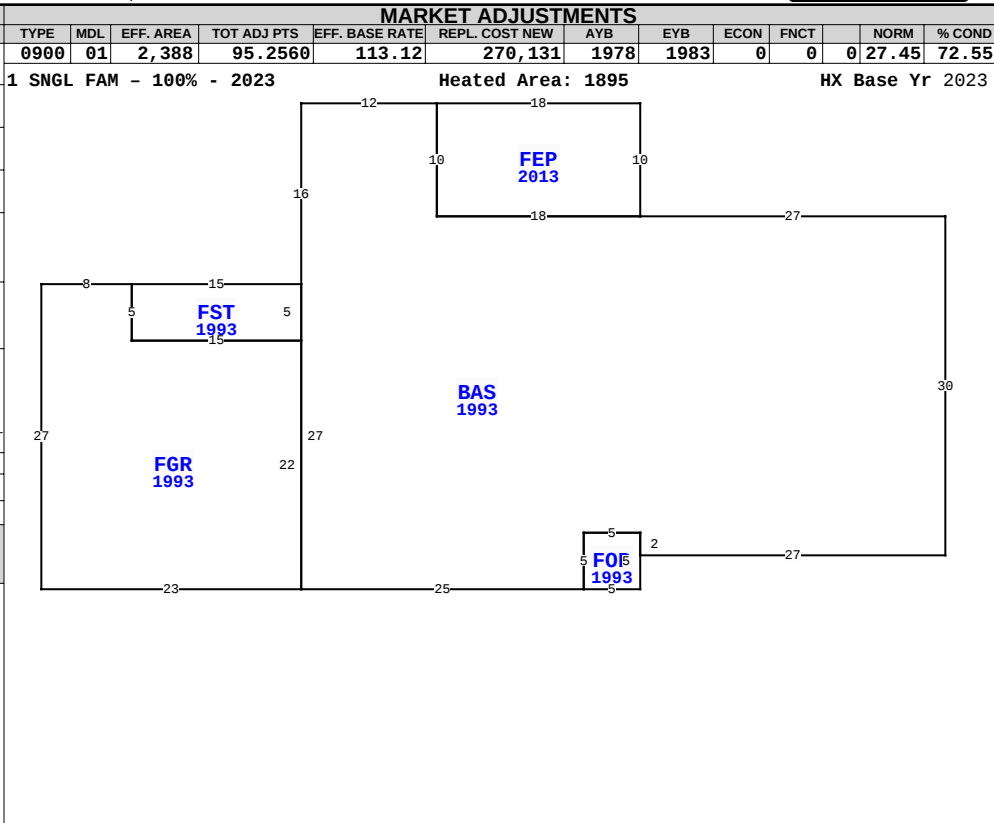
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,895	100	1,895	155,520
FEP	180	80	144	11,818
FGR	546	55	300	24,621
FOP	25	30	8	657
FST	75	55	41	3,365

TOTALS	2,721		2,388	195,980
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	
4	0811	CONCRETE B	0	100	0	601.00	SF	5.20	
5	0511	GARAGE CB-	0	100	24	480.00	SF	40.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	NOTES
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	

REVIEW DATE	08/05/2021	BY	TWA
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023
INC DATE		AG DATE	MLU

TOTAL OB/XF									
18,255									

TOTAL OB/XF									
18,255									

Market:	0
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		195,980	
TOTAL MARKET OB/XF VALUE		18,255	
TOTAL LAND VALUE - MARKET		83,100	
TOTAL MARKET VALUE		297,335	
SOH/AGL Deduction		38,776	
ASSESSED VALUE		258,559	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		208,559	
TOTAL JUST VALUE		297,335	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		238,404	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B974407	XFOB	4,750	11/01/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2549/1770	2/28/2022	WD	Q	I	05
GRANTOR: LYNN DEBORAH E					
GRANTEE: KEEN HUNTER BRYCE &					
2518/1154	11/30/2021	FJ	U	I	11
GRANTOR: MILLIGAN DELORES M ES					
GRANTEE: LYNN DEBORAH E, MILL					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=1993] W27 FEP=[YR=2013] N10 W18 S10 E18\$ W18 N10 W12 S16 FST=[YR=1993] W15 FGR=[YR=1993] W8 S27 E23 N22 W15 N5\$ S5 E15 N5\$ S27 E25 FOP=[YR=1993] E5 N5 W5 S5\$ N5 E5 S2 E27 N30\$					

OTHER ADJUSTMENTS AND NOTES									

Common:	83,100
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