

PT N1/2 OF SE1/4 OF
SEC 26-2N-24E IN OR 196/374
IN OR 2465/1941

MITCHELL CHASE C/MITCHELL LACEY L
35100 KAREN RD
CALLAHAN, FL 32011

2023

26-2N-24-0000-0004-0130



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	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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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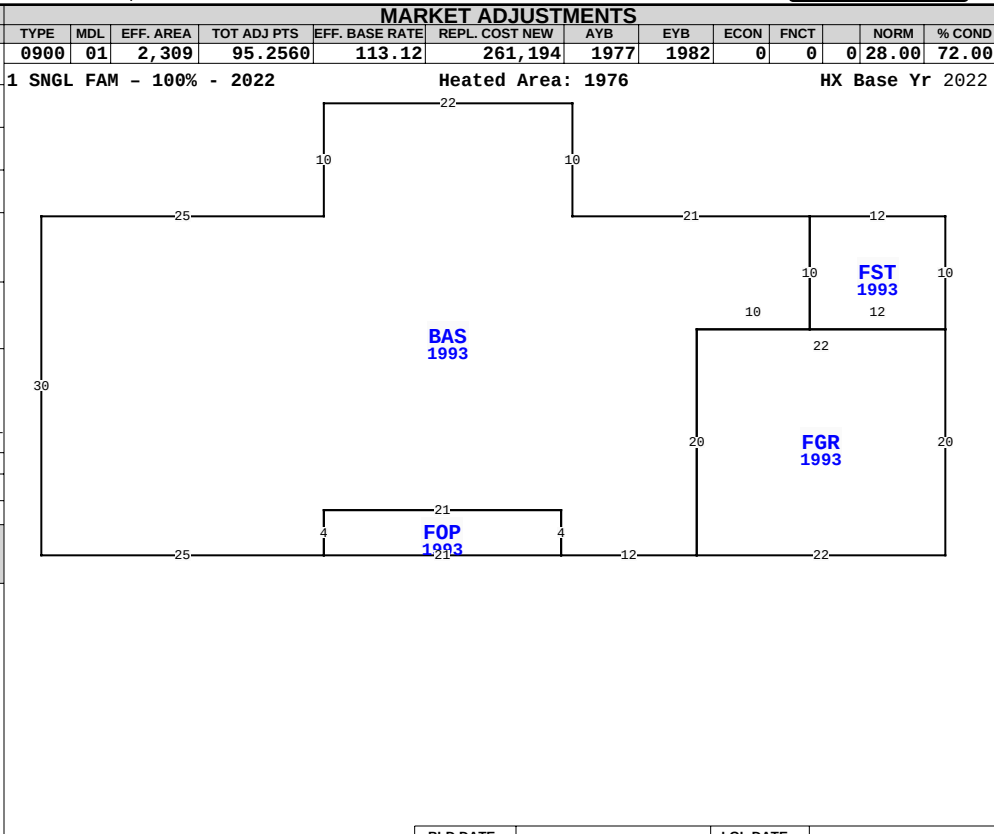
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,976	100	1,976	160,938
FGR	440	55	242	19,710
FOP	84	30	25	2,036
FST	120	55	66	5,376

TOTALS	2,620		2,309	188,060
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0681	POLE SHED	0	100	17	8	136.00	SF	6.60
4	0510	GARAGE WD-	0	100	24	26	624.00	SF	35.00
5	0812	CONCRETE C	0	100	0	0	1,558.00	SF	4.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	2.24

REVIEW DATE	06/01/2021	BY	TWJH
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35100 KAREN RD, CALLAHAN	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	
3	0681	POLE SHED	0	100	17	8	136.00	SF	6.60	6.60	100	1991	1991	3	20	180	
4	0510	GARAGE WD-	0	100	24	26	624.00	SF	35.00	35.00	100	1989	1989	3	20	4,368	
5	0812	CONCRETE C	0	100	0	0	1,558.00	SF	4.00	4.00	100	1980	1980	3	35	2,181	

TOTAL OB/XF													8,444		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE			
05	OR	0.00	0.00	2.24	AC		1.00	1.00	1.00	30,000.00	30,000.00				

Total Acres: 2.24	Total Land Value: 67,200	Market: 0	Agricultural: 0	Common: 67,200
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		188,060	
TOTAL MARKET OB/XF VALUE		8,444	
TOTAL LAND VALUE - MARKET		67,200	
TOTAL MARKET VALUE		263,704	
SOH/AGL Deduction		41,924	
ASSESSED VALUE		221,780	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		171,780	
TOTAL JUST VALUE		263,704	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		215,320	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000342	NEW ROOF	10,500	01/14/2021
7281	REPAIR/RRF	2,500	06/05/1991
5552	GARAGE	10,614	02/23/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2465/1941	6/25/2021	QC	U	I	11	100	
GRANTOR: RENFRO MILDRED							
GRANTEE: MITCHELL LACEY L &							
2447/1076	3/23/2021	QC	U	I	11	100	
GRANTOR: RENFROE MILDRED N							
GRANTEE: MITCHELL LACEY L &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FST=[YR=1993] W12 BAS=[YR=1993] W21 N10 W22 S10 W25 S30 E25									
FOP=[YR=1993] E21 N4 W21 S4\$N4 E21 S4 E12 FGR=[YR=1993] E22									
N20 W22 S20\$ N20 E10 N10\$ S10 E12 N10\$.									