

PT SW1/4 OF NE1/4 OF SE1/4 OF
SEC 26-2N-24E IN OR 2372/58
BEING PARCEL "A"

WALLACE JAMES R & JOYCE Y
35054 KAREN RD
CALLAHAN, FL 32011

2023

26-2N-24-0000-0004-0250



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	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,619	100	1,619	167,692
BAS	216	100	216	22,373
FOP	525	30	158	16,365
FSP	216	40	86	8,908
FUS	753	100	753	77,994
UDG	624	55	343	35,527

TOTALS	3,953		3,175	328,858
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	100	1991
2	0811	CONCRETE B	0	100	0	0	826.00	SF	5.20	100	1991
3	0812	CONCRETE C	0	100	0	0	1,346.00	SF	4.00	100	2005
4	1242	WD DECK A	0	100	0	0	600.00	SF	10.00	100	2005
5	0351	CARPORT MT	0	100	26	24	624.00	SF	10.00	100	2022

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	1.07	AC	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,175	101.7198	120.79	383,508	1991	1993	0	0	14.25	85.75
1 SNGL FAM - 100% - 2023											
Heated Area: 2588											
HX Base Yr 2023											

35054 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	2.00	UT	3,500.00	100	1991	1991	3	72	5,040	
2	0811	CONCRETE B	0	100	0	0	826.00	SF	5.20	100	1991	1991	3	64	2,749	
3	0812	CONCRETE C	0	100	0	0	1,346.00	SF	4.00	100	2005	2005	3	87	4,684	
4	1242	WD DECK A	0	100	0	0	600.00	SF	10.00	100	2005	2005	3	27	1,620	
5	0351	CARPORT MT	0	100	26	24	624.00	SF	10.00	100	2022	2022	3	100	6,240	

TOTAL OB/XF											
20,333											

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						328,858					
TOTAL MARKET OB/XF VALUE						20,333					
TOTAL LAND VALUE - MARKET						32,100					
TOTAL MARKET VALUE						381,291					
SOH/AGL Deduction						117,133					
ASSESSED VALUE						264,158					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						214,158					
TOTAL JUST VALUE						381,291					
NCON VALUE						6,240					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						285,857					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013565	CARPORT	19,582	09/06/2022
B0922910	ADDITION	20,000	10/01/2009
M0914873	H/AC	0	10/01/2009
R0912118	REPAIR/RRF	750	10/01/2009

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2372/0058	6/26/2020	WD	Q	I	05	395,000	
GRANTOR: NELSON DANA D & JOSHU							
GRANTEE: WALLACE JAMES R & J							
2083/1703	11/10/2016	WD	Q	I	05	255,000	
GRANTOR: POWELL JIMMY & DEBORA							
GRANTEE: NELSON DANA D & JOS							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FSP=[YR=1993] W18 BAS=[YR=1993] W20 BAS=[YR=2010] W18 S12 E18 N12\$ S12 W18 S18 FOP=[YR=1993] S16 E56 N17 W7 S10 W42 N9 W7\$ E7 S9 E42 N10 E7 N17 W18 N12\$ S12 E18 N12\$ PTR= E20 FUS=[YR=1993] E12 S9 E18 N9 E12 S21 W7 S4 W13 N11 W7 S9 W15 N23\$ W20\$ PTR= E82 UDG=[YR=1993] E26 S24 W26 N24\$ W82\$.											