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

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

2024

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

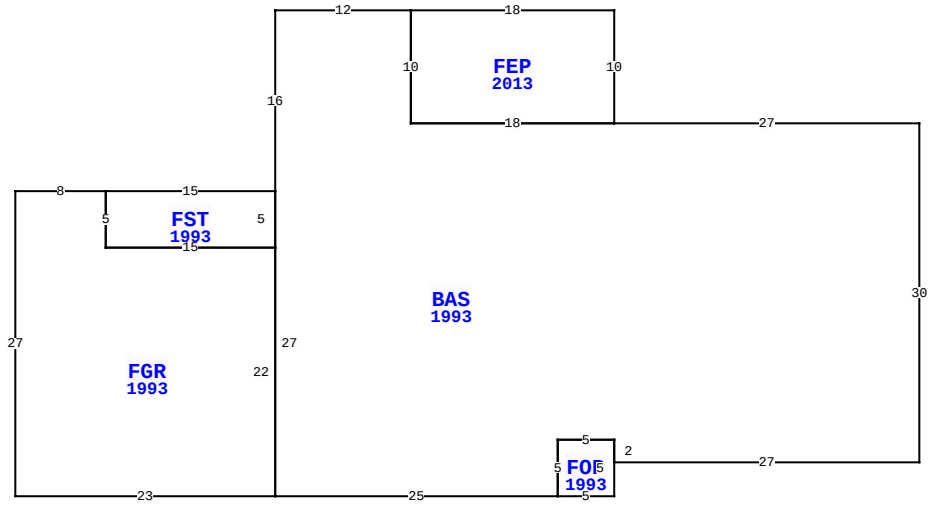
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,895	100	1,895	162,459
FEP	180	80	144	12,345
FGR	546	55	300	25,719
FOP	25	30	8	686
FST	75	55	41	3,515
TOTALS	2,721		2,388	204,724

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,388	95.2560	119.07	284,339	1978	1983	0	0	0	28.00	72.00

1 SNGL FAM – 100% - 2023 Heated Area: 1895 HX Base Yr 2023



35183 KAREN RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		204,724
TOTAL MARKET OB/XF VALUE		17,723
TOTAL LAND VALUE - MARKET		128,100
TOTAL MARKET VALUE		350,547
SOH/AGL Deduction		39,231
ASSESSED VALUE		311,316
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		261,316
TOTAL JUST VALUE		350,547
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		297,335

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	SALE PRICE
2549/1770	2/28/2022	WD	Q	I	05	425,000
GRANTOR: LYNN DEBORAH E						
GRANTEE: KEEN HUNTER BRYCE &						
2518/1154	11/30/2021	FJ	U	I	11	100
GRANTOR: MILLIGAN DELORES M ES						
GRANTEE: LYNN DEBORAH E,MILL						

BUILDING NOTES

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$
.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1978	1978	3	42	1,470	
2	0811	CONCRETE B	0	100	0	0	601.00	SF	5.20	5.20	100	1985	1985	3	47	1,469	
3	0511	GARAGE CB-	0	100	24	20	480.00	SF	40.00	40.00	100	1999	1999	3	77	14,784	

LAND DESCRIPTION

TOTAL OB/XF 17,723

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	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	2.77	AC		1.00	1.00	1.00	30,000.00	30,000.00	83,100							
2	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	2.00	AC		1.00	1.00	0.75	30,000.00	22,500.00	45,000							

REVIEW DATE 02/05/2024 BY WWA Total Acres: 4.77 Total Land Value: 128,100 Market: 0 Agricultural: 0 Common: 128,100 PRINTED 08/06/2024 BY SYS