



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 80
Interior Wall	04	PLYWOOD 20
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

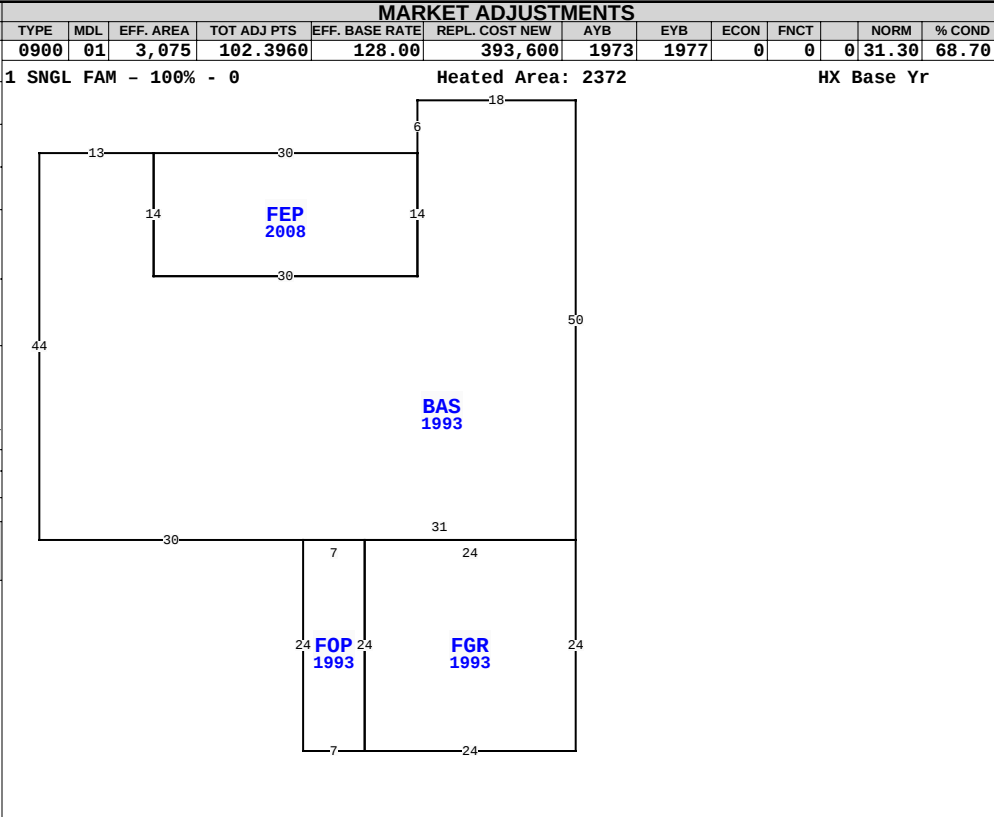
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,372	100	2,372	208,584
FEP	420	80	336	29,546
FGR	576	55	317	27,876
FOP	168	30	50	4,397

TOTALS	3,536		3,075	270,403
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,987.00	SF	4.00	4.00	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	0510	GARAGE WD-	0	100	26	28	728.00	SF	35.00	35.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	2.20	AC	



35148 KAREN RD, CALLAHAN	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
8,799											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		270,403	
TOTAL MARKET OB/XF VALUE		8,799	
TOTAL LAND VALUE - MARKET		66,000	
TOTAL MARKET VALUE		345,202	
SOH/AGL Deduction		192,680	
ASSESSED VALUE		152,522	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		97,522	
TOTAL JUST VALUE		345,202	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		334,008	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21091	SUNROOM	19,242	02/01/2008
5530	GARAGE	12,276	02/14/1989
5719	NEW CONSTR	100	02/14/1989
4884	ADDITION	3,705	05/11/1988

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0800/0092	7/16/1997	QC	U	I	01
GRANTOR: SAMMONS HARVEY Q & SA					
GRANTEE: SAMMONS TRUST					
0146/0692	1/01/1973	WD	Q	V	
GRANTOR:					
GRANTEE:					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W18 S6 FEP=[YR=2008] W30 S14 E30 N14\$ S14 W30 N14 W13 S44 E30 FOP=[YR=1993] S24 E7 FGR=[YR=1993] E24 N24 W24 S24\$ N24 W7\$ E31 N50\$.											