PT OF THE NE1/4 OF THE SW1/4
OF SEC 26-2N-24E IN
OR 2564/1245

GUNTER KIMBERLY J & TONY J
35158 KEITH RD
CALLAHAN, FL 32011

2024

26-2N-24-0000-0004-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	04	PLYWOOD 30
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	05	Quality Level 05

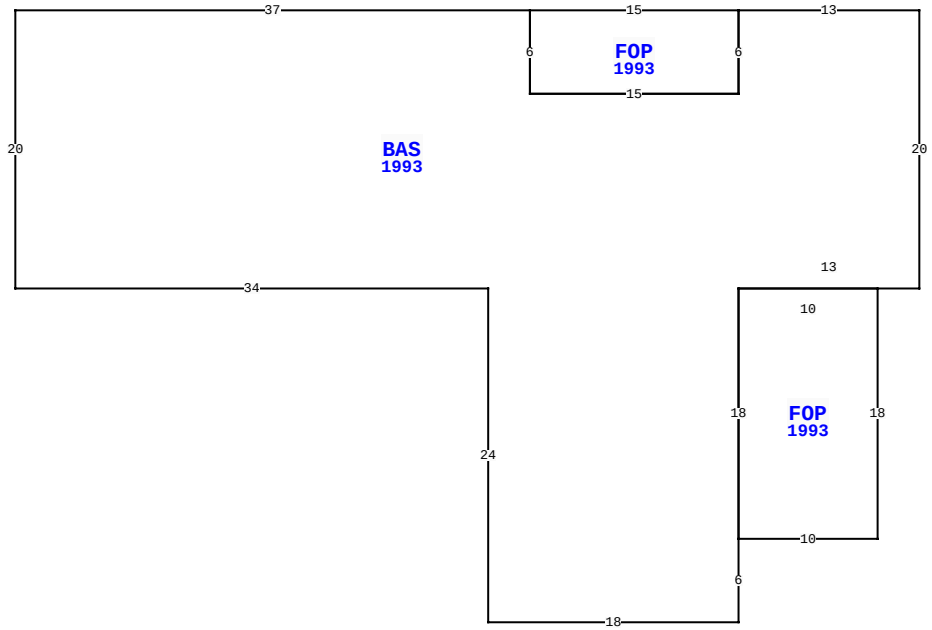
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,642	100	1,642	225,386
FOP	90	30	27	3,706
FOP	180	30	54	7,412
TOTALS	1,912		1,723	236,505

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,723	124.0800	155.10	267,237	1990	2000	0	0	0	11.50	88.50

1 SNGL FAM – 100% - 2023 Heated Area: 1642 HX Base Yr 2023



35158 KEITH RD, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		241,639
TOTAL MARKET OB/XF VALUE		1,715
TOTAL LAND VALUE - MARKET		53,700
TOTAL MARKET VALUE		297,054
SOH/AGL Deduction		1,760
ASSESSED VALUE		295,294
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		245,294
TOTAL JUST VALUE		297,054
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		286,693

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428464	ADDITION	25,236	03/01/2014
6322	NEW CONSTR	46,290	03/01/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2564/1245	5/18/2022	WD	U	I	11	100
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: GUNTER KIMBERLY J &						
2547/1758	3/04/2022	WD	Q	I	02	315,400
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: GUNTER KIMBERLY & T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 FOP=[YR=1993] W15 S6 E15 N6$ S6 W15 N6 W37 S20 E34 S24 E18 N6 FOP=[YR=1993] E10 N18 W10 S18 $ N18 E13 N20$.

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	1981	1981	3	49	1,715	

LAND DESCRIPTION

TOTAL OB/XF 1,715

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	000100	C	SFR	100	0006	OR	0.00	0.00	1.79	AC		1.00	1.00	1.00	30,000.00	30,000.00	53,700							

REVIEW DATE 04/05/2022 BY TWA Total Acres: 1.79 Total Land Value: 53,700 Market: 0 Agricultural: 0 Common: 53,700 PRINTED 08/06/2024 BY SYS

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OF SEC 26-2N-24E IN
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2024

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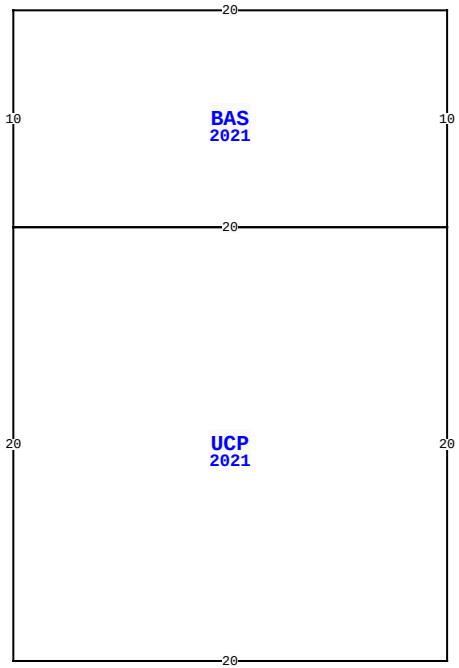
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	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	200	100	200	3,667
UCP	400	20	80	1,467
TOTALS	600		280	5,134

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	280	58.1900	20.37	5,704	2014	2014	0	0	0	10.00	90.00

2 GARAGE RES – 100% - 2023 Heated Area: 200 HX Base Yr 2023



35158 KEITH RD, CALLAHAN

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

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2547/1758	3/04/2022	WD	Q	I	02	315,400
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: GUNTER KIMBERLY & T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W20 S10 UCP=[YR=2021] S20 E20 N20 W20$ E20 N10$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/05/2022 BY TWA Total Acres: 1.79 Total Land Value: 53,700 Market: 0 Agricultural: 0 Common: 53,700 PRINTED 08/06/2024 BY SYS