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

2024

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

NASSAU COUNTY PROPERTY

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

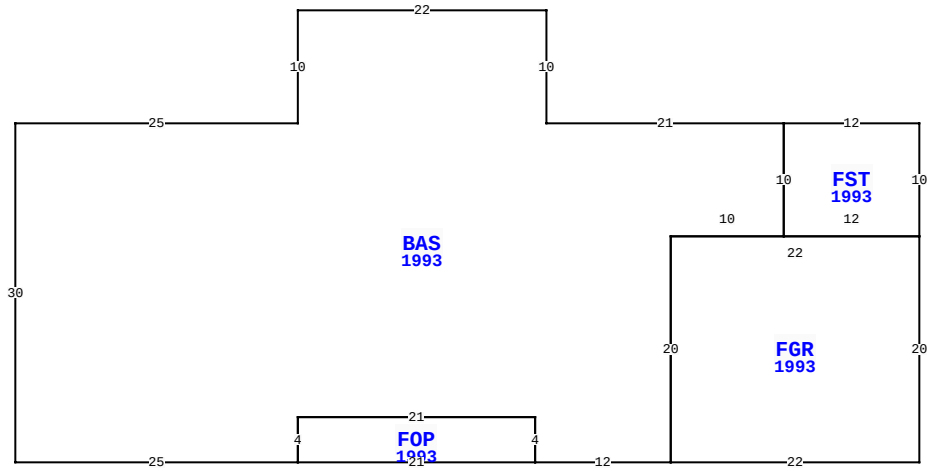
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,976	100	1,976	168,109
FGR	440	55	242	20,588
FOP	84	30	25	2,127
FST	120	55	66	5,615
TOTALS	2,620		2,309	196,440

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,309	95.2560	119.07	274,933	1977	1982	0	0	0	28.55	71.45

1 SNGL FAM – 100% - 2022 Heated Area: 1976 HX Base Yr 2022



35100 KAREN RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		196,440
TOTAL MARKET OB/XF VALUE		8,201
TOTAL LAND VALUE - MARKET		67,200
TOTAL MARKET VALUE		271,841
SOH/AGL Deduction		43,408
ASSESSED VALUE		228,433
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		178,433
TOTAL JUST VALUE		271,841
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		263,704

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

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$.

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	1980	1980	3	46.5	1,628	
2	0681	POLE SHED	0	100	17	8	136.00	SF	6.60	6.60	100	1991	1991	3	20	180	
3	0510	GARAGE WD-	0	100	24	26	624.00	SF	35.00	35.00	100	1989	1989	3	20	4,368	
4	0812	CONCRETE C	0	100	0	0	1,558.00	SF	4.00	4.00	100	1980	1980	3	32.5	2,025	

LAND DESCRIPTION

TOTAL OB/XF 8,201

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	2.24	AC		1.00	1.00	1.00	30,000.00	30,000.00	67,200							

REVIEW DATE 06/01/2021 BY TWJH Total Acres: 2.24 Total Land Value: 67,200 Market: 0 Agricultural: 0 Common: 67,200 PRINTED 08/06/2024 BY SYS