PT N1/2 OF SE1/4 OF
SEC 26-2N-24E IN OR 129/590
(EX OR 311/315 & OR 689/65

GREEN EARNEST E
35061 KAREN ROAD
CALLAHAN, FL 32011

2024

26-2N-24-0000-0004-0150

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 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

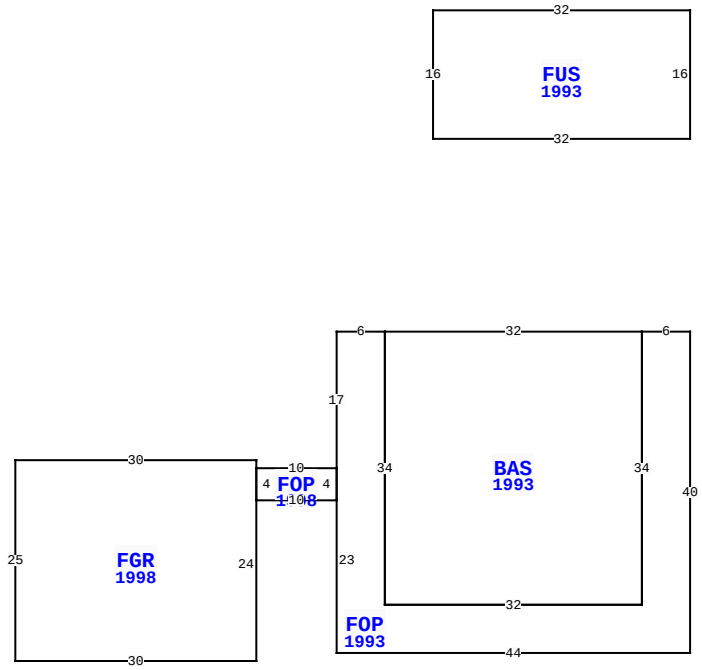
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,088	100	1,088	111,145
FGR	750	55	412	42,088
FOP	672	30	202	20,635
FOP	40	30	12	1,226
FUS	512	100	512	52,304
TOTALS	3,062		2,226	227,398

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,226	99.6660	124.58	277,315	1984	1987	0	0	0	18.00	82.00

1 SNGL FAM – 100% - 2018 Heated Area: 1600 HX Base Yr



35061 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		227,398
TOTAL MARKET OB/XF VALUE		28,742
TOTAL LAND VALUE - MARKET		60,600
TOTAL MARKET VALUE		316,740
SOH/AGL Deduction		53
ASSESSED VALUE		316,687
TOTAL EXEMPTION VALUE	13	316,687
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		316,740
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		307,463

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B984708	GARAGE	11,400	05/01/1998
B94855	GARAGE	14,518	03/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0129/0590	1/01/1972	WD	Q	V		8,000

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=1993] W32 S16 E32 N16 $ PTR= S40 FOP=[YR=1993] W6 BAS=[YR=1993] W32 S34 E32 N34 $ S34 W32 N34 W6 S17 FOP=[YR=1998] W10 FGR=[YR=1998] N1 W30 S25 E30 N24 $ S4 E10 N4 $ S23 E44 N40 $ N40 $.

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	1984	1984	3	56	1,960	
2	0510	GARAGE WD-	0	100	20	27	540.00	SF	24.50	24.50	100	1985	1985	3	20	2,646	
3	1243	WD DECK F	0	100	16	24	384.00	SF	8.00	8.00	100	1985	1985	3	20	614	
4	0681	POLE SHED	0	100	12	20	240.00	SF	15.00	15.00	100	1984	1984	3	20	720	
5	1242	WD DECK A	0	100	0	0	330.00	SF	10.00	10.00	100	1994	1994	3	20	660	
6	0810	CONCRETE A	0	100	0	0	447.00	SF	6.50	6.50	100	1995	1995	3	70	2,034	
7	0812	CONCRETE C	0	100	0	0	2,067.00	SF	4.00	4.00	100	1999	1999	3	77	6,366	
8	0811	CONCRETE B	0	100	30	20	600.00	SF	5.20	5.20	100	1999	1999	3	77	2,402	
9	0510	GARAGE WD-	0	100	40	30	1,200.00	SF	35.00	35.00	100	1999	1999	3	27	11,340	

LAND DESCRIPTION

TOTAL OB/XF 28,742

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	2.02	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,600							

REVIEW DATE 08/05/2021 BY TWA Total Acres: 2.02 Total Land Value: 60,600 Market: 0 Agricultural: 0 Common: 60,600 PRINTED 08/06/2024 BY SYS