LOT 18
A E EWING SUB # 1 PB 3/67

KEARNS FRANK E
35162 NANCY ROAD
CALLAHAN, FL 32011

2025

25-2N-24-226A-0018-0000

BUILDING CHARACTERISTICS

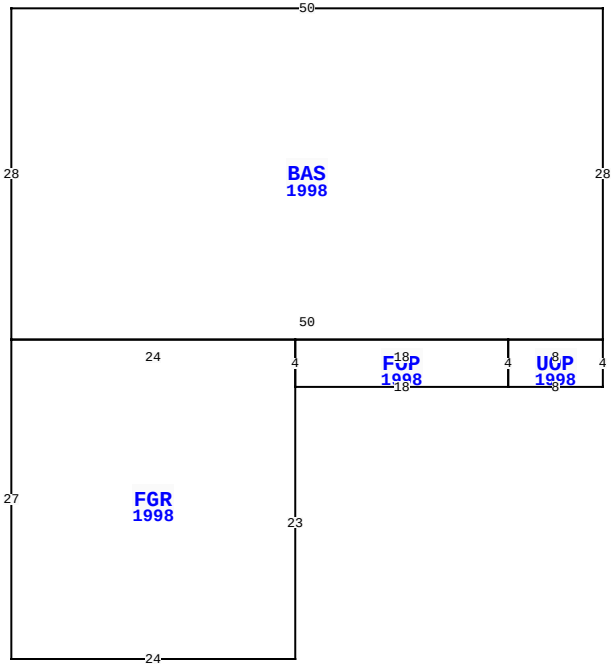
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	07	CORK/VTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100	1998	1,400	142,671
FGR	648	55	1998	356	36,279
FOP	72	30	1998	22	2,242
UOP	32	20	1998	6	612
TOTALS	2,152			1,784	181,804

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,784	116.8000	116.80	208,371	1998	1998	0	0	0	12.75	87.25

1 SINGLE FAM – 100% - 1999 Heated Area: 1400 HX Base Yr 1999



35162 NANCY RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0811	CONCRETE B	0	100	0	0	822.00	SF	5.20	5.20	100	1999	1999	3	75	3,206	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		181,804
TOTAL MARKET OB/XF VALUE		3,206
TOTAL LAND VALUE - MARKET		20,000
TOTAL MARKET VALUE		205,010
SOH/AGL Deduction		82,020
ASSESSED VALUE		122,990
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		67,268
TOTAL JUST VALUE		205,010
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		196,995

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B985112	NEW CONSTR	78,760	06/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2692/453	1/23/2024	QC	U	I	11	100
GRANTOR: KEARNS FRANK E A/K/A						
GRANTEE: KEARNS FRANK E						
0230/0114	1/01/1976	MS	U	I		42,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W50 S28 FGR=[YR=1998] S27 E24 N23 FOP=[YR=1998] E18 UOP=[YR=1998] E8 N4 W8 S4 $ N4 W18 S4 $ N4 W24 $ E50 N28 $.

LAND DESCRIPTION

TOTAL OB/XF 3,206

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	RES	100	0006	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 0.00 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 07/30/2025 BY SYS