IN OR 1860/256

TISON GEORGE H & BETTY J
35033 KEITH ROAD
CALLAHAN, FL 32011

2025

26-2N-24-0000-0004-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

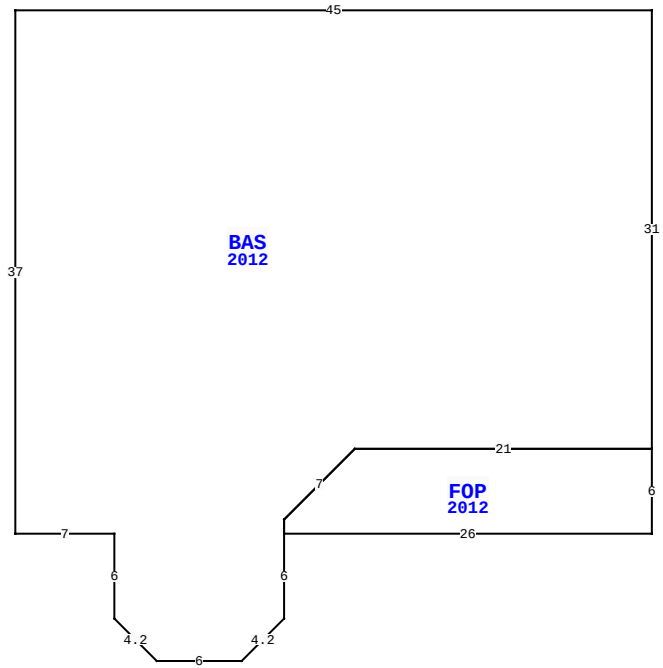
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,621	100	2012	1,621	191,228
FOP	144	30	2012	43	5,073
TOTALS	1,765			1,664	196,301

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,664	97.8300	129.14	214,889	2012	2012	0	0	0	8.65	91.35

2 SNGL FAM – 100% - 1995 Heated Area: 1621 HX Base Yr 1995



35033 KEITH RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		196,301
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		117,195
TOTAL MARKET VALUE		313,496
SOH/AGL Deduction		151,385
ASSESSED VALUE		162,111
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		111,389
TOTAL JUST VALUE		313,496
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		297,514

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1226297	CO ISSUED	0	10/10/2012
E25313	NEW CONSTR	0	08/01/2012
M17525	H/AC	0	08/01/2012
B26297	NEW CONSTR	169,853	08/01/2012
MH013534	MH MOVE-ON	0	06/01/2001
94359	MH MOVE-ON	41,200	01/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1860/0256	6/05/2013	QC	U	I	11	100
GRANTOR: TISON GEORGE H & BETT						
GRANTEE: TISON DAVID GEORGE						
0710/0760	8/02/1994	WD	U	V	07	100
GRANTOR: EDWARDS EUGENE						
GRANTEE: TISON GEORGE & BETT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W45 S37 E7 S6 D3 R3 E6 U3 R3 N6
FOP=[YR=2012] E26 N6 W21 D5 L5 S1$ N1 U5 R5 E21 N31$.

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
1	000100	C	RES	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	19,500							
2	000100	C	RES	100	0005	OR	0.00	0.00	5.01	AC		1.00	1.00	1.00	19,500.00	19,500.00	97,695							

REVIEW DATE 08/05/2021 BY TWA Total Acres: 6.01 Total Land Value: 117,195 Market: 0 Agricultural: 0 Common: 117,195 PRINTED 07/30/2025 BY SYS