

PT N1/2 OF SE1/4 OF
SEC 26-2N-24E IN OR 2549/1770
BEING PARCELS 1 & 2

KEEN HUNTER BRYCE/WESLEY HOLLY ANN
35183 KAREN RD
CALLAHAN, FL 32011

2025

26-2N-24-0000-0004-0030



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	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
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NEIGHBORHOOD/LOC	8001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,895	100	1993	1,895	170,249
FEP	180	80	2013	144	12,937
FGR	546	55	1993	300	26,952
FOP	25	30	1993	8	719
FST	75	55	1993	41	3,683

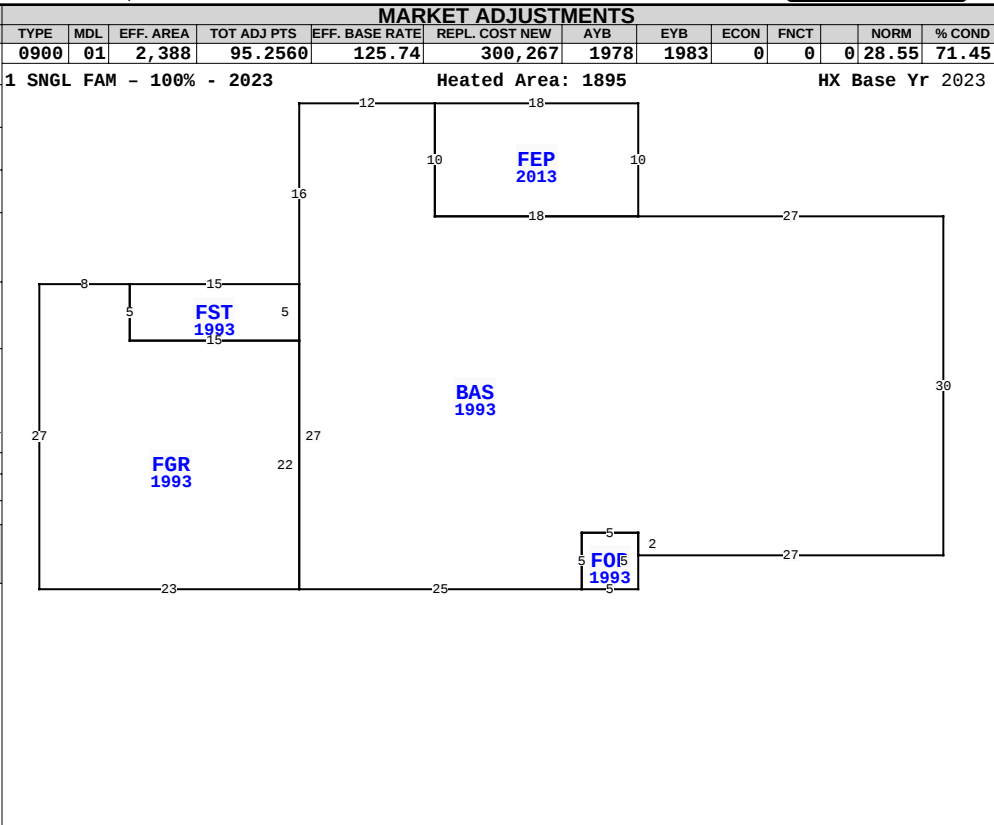
TOTALS	2,721			2,388	214,541
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EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W
1	0500	FP-PRE FAB	0 100	0	0
2	0811	CONCRETE B	0 100	0	0
3	0511	GARAGE CB-	0 100	24	20

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	RES	100	0005
2	000100	C	RES	100	0005



35183 KAREN RD, CALLAHAN	BLD DATE	LGL DATE	05/09/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
3,500.00	100	1978	1978	3	40	1,400	
5.20	100	1985	1985	3	44	1,375	
40.00	100	1999	1999	3	75	14,400	

TOTAL OB/XF														17,175
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TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
2.77	AC		1.00	1.00	1.00	30,000.00	30,000.00	83,100
2.00	AC		1.00	1.00	0.75	30,000.00	22,500.00	45,000

NASSAU COUNTY PROPERTY										PAGE 1 of 1	6
VALUATION SUMMARY											

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	214,541
TOTAL MARKET OB/XF VALUE	17,175
TOTAL LAND VALUE - MARKET	128,100
TOTAL MARKET VALUE	359,816
SOH/AGL Deduction	39,472
ASSESSED VALUE	320,344
TOTAL EXEMPTION VALUE	50,722
BASE TAXABLE VALUE	269,622
TOTAL JUST VALUE	359,816
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	350,547

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B974407	XFOB	4,750	11/01/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	

2549/1770	2/28/2022	WD	Q	I	05	425,000	
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GRANTOR: LYNN DEBORAH E
GRANTEE: KEEN HUNTER BRYCE &
2518/1154 11/30/2021 FJ U I 11 100
GRANTOR: MILLIGAN DELORES M ES
GRANTEE: LYNN DEBORAH E, MILL

BUILDING NOTES							
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BUILDING DIMENSIONS							
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BAS=[YR=1993] W27 FEP=[YR=2013] N10 W18 S10 E18\$ W18 N10 W12
S16 FST=[YR=1993] W15 FGR=[YR=1993] W8 S27 E23 N22 W15 N5\$ S5
E15 N5\$ S27 E25 FOP=[YR=1993] E5 N5 W5 S5\$ N5 E5 S2 E27 N30\$
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