PARCEL A IN OR 303/394
R J ALLEN SURVEY OR 174/285

STONE PATRICK H EST
35206 KEITH ROAD
CALLAHAN, FL 32011

2025

26-2N-24-0000-0004-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

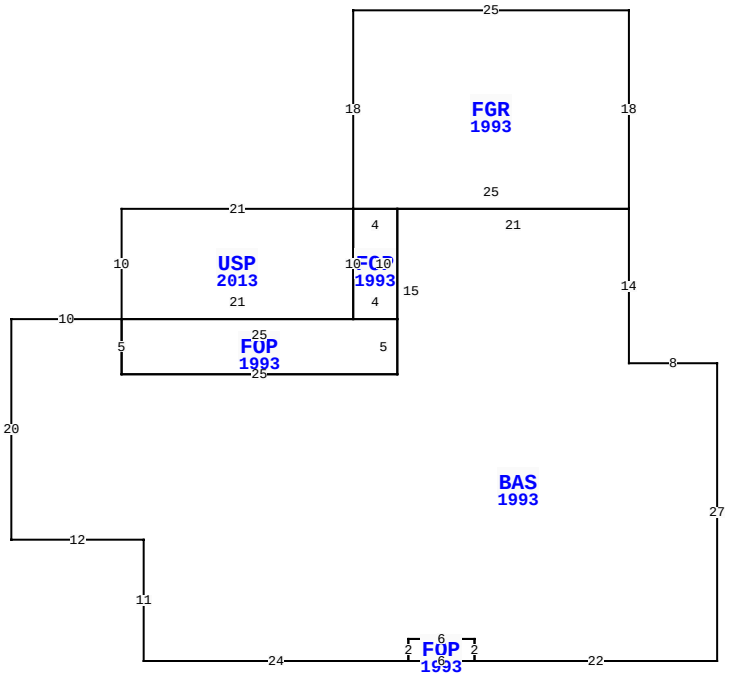
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,893	100	1993	1,893	171,379
FGR	450	55	1993	248	22,452
FOP	12	30	1993	4	362
FOP	40	30	1993	12	1,086
FOP	125	30	1993	38	3,440
USP	210	30	2013	63	5,704
TOTALS	2,730			2,258	204,423

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,258	95.2560	125.74	283,921	1974	1984	0	0	0	28.00	72.00

1 SNGL FAM – 0% - 0 Heated Area: 1893 HX Base Yr



35206 KEITH RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	204,423
TOTAL MARKET OB/XF VALUE	7,566
TOTAL LAND VALUE - MARKET	90,300
TOTAL MARKET VALUE	302,289
SOH/AGL Deduction	24,057
ASSESSED VALUE	278,232
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	278,232
TOTAL JUST VALUE	302,289
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	280,329

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0303/0394	11/01/1979	WD	U	I		70,700
GRANTOR:						
GRANTEE:						
0174/0279	1/01/1974	WD	Q	V		5,200
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 N14 FGR=[YR=1993] N18 W25 S18 USP=[YR=2013] W21 S10 FOP=[YR=1993] S5 E25 N5 FOP=[YR=1993] N10 W4 S10 E4$ W25$ E21 N10$ E25$ W21 S15 W25 N5 W10 S20 E12 S11 E24 FOP=[YR=1993] E6 N2 W6S2$ N2E6 S2 E22 N27$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
2	0811	CONCRETE B	0	0	0	0	644.00	SF	5.20	5.20	100	1980	1980	3	30	1,005	
3	0812	CONCRETE C	0	0	0	0	1,344.00	SF	4.00	4.00	100	1980	1980	3	30	1,613	
4	0940	SHEDS/PORT	0	0	0	0	568.00	SF	30.00	30.00	100	1980	1980	3	20	3,408	

LAND DESCRIPTION

TOTAL OB/XF 7,566

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	0	0006	OR	0.00	0.00	2.58	AC		1.00	1.00	1.00	35,000.00	35,000.00	90,300							

REVIEW DATE 08/05/2021 BY TWA Total Acres: 2.58 Total Land Value: 90,300 Market: 0 Agricultural: 0 Common: 90,300 PRINTED 07/30/2025 BY SYS