



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	3,852	100	2000	3,852	462,551
FEP	450	80	2000	360	43,229
FGR	1,035	55	2000	569	68,326
FOP	63	30	2000	19	2,281
FOP	276	30	2000	83	9,967
FOP	288	30	2000	86	10,327
FST	99	55	2000	54	6,485
FST	150	55	2000	82	9,847
FUS	1,438	100	2000	1,438	172,676
TOTALS	7,651			6,543	785,689

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	1127	BRICK 8"	0	100	27	4	108.00	SF	11.00	11.00	
2	0812	CONCRETE C	0	100	0	0	10,467.00	SF	4.00	4.00	
3	0510	GARAGE WD-	0	100	25	25	625.00	SF	35.00	35.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100	0005	OR	0.00	0.00	4.44	AC	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	6,543	92.6820	146.44	958,157	2000	2000	0	0	0	18.00	82.00
1 SFR CUST - 100% - 2001 Heated Area: 5290 HX Base Yr 2001												
35121 KAREN RD, CALLAHAN												
BLD DATE: 05/09/2025 MLU												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		983,206	
TOTAL MARKET OB/XF VALUE		39,468	
TOTAL LAND VALUE - MARKET		133,200	
TOTAL MARKET VALUE		1,155,874	
SOH/AGL Deduction		653,150	
ASSESSED VALUE		502,724	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		452,002	
TOTAL JUST VALUE		1,155,874	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,061,820	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B006802	GARAGE	35,000	02/01/2000
B996590	NEW CONSTR	280,000	11/01/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2493/1472	8/31/2021	WD U	I	11	100
GRANTOR: HAGAN DONALD G & ANN					
GRANTEE: HAGAN DONALD W & PE					
0757/1963	4/25/1996	WD Q	I		112,500
GRANTOR: SEARFOSS BARBARA EWIN					
GRANTEE: HAGAN DONALD & ANN					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2000] W9 N27 FOP=[YR=2000] N8 W11 FEP=[YR=2000] W30 FOP=[YR=2000] W26 S14 E10 N3 R3 U3 E11 D3 R2 N11\$ S15 E30 N15\$ S8 R2 U3 E6 D3 R3 \$ L3 U3 W6 D3 L2 S7 W30 N5 L2 U3 W11 D3 L3 S3 W22 FGR=[YR=2000] W23 S45 E23 N45 \$ S43E11 FOP=[YR=2000] S8 E36 N8 W36 \$ E36 S10 E15 N10 E10 S1 E7 N1 E9 N21 \$ PTR= E15 FUS=[YR=2000] E8 N5 E20 S3 FST=[YR=2000] S3 E33 N3 W33 \$ S3 E33 N3 W14 N23 E29 S30 FST=[YR=2000] W25 S6 E25 N6 \$ W25 S6 W23 S1 W20 N5 W8 N7 \$ W15 \$.											

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