PT OF SEC 26-2N-24E
IN OR 2190/1203
R J ALLEN SURVEY OR 174/285

ALLEN TYLER
35091 KEITH RD
CALLAHAN, FL 32011

2025

26-2N-24-0000-0004-0120

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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	0	0 100
Units		0 100
Quality	03	Quality Level 03

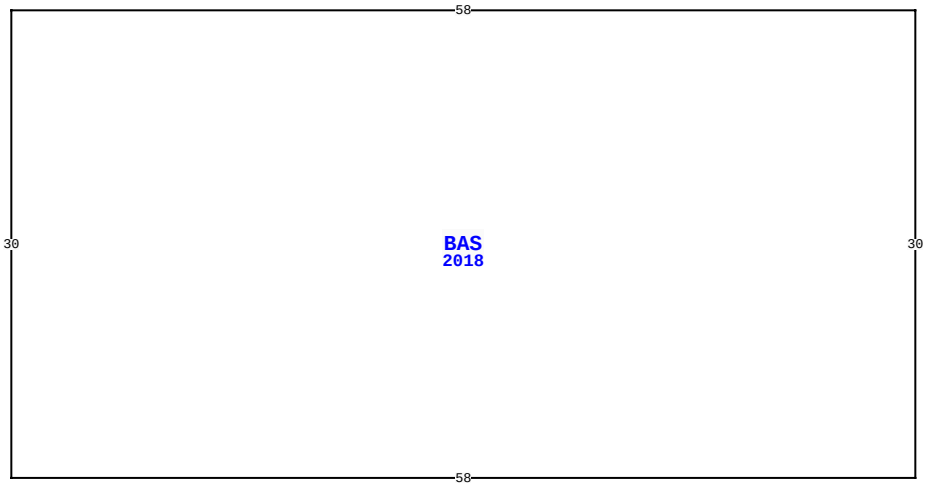
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,740	100	2018	1,740	155,472
TOTALS	1,740			1,740	155,472

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,740	116.8000	99.28	172,747	2018	2018	0	0	0	10.00	90.00

1 M/H 94+ – 100% - 2019 Heated Area: 1740 HX Base Yr 2019



35091 KEITH RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		155,472
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		77,400
TOTAL MARKET VALUE		232,872
SOH/AGL Deduction		99,356
ASSESSED VALUE		133,516
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		82,794
TOTAL JUST VALUE		232,872
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		193,354

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18010291	CO ISSUED	0	10/11/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2190/1203	4/16/2018	WD	Q	V	01	25,000
GRANTOR: VANDERHOEK FRANCINE E						
GRANTEE: ALLEN TYLER						
0301/0059	10/01/1979	WD	Q	V		9,600
GRANTOR: TEW DOUGLAS L (S)						
GRANTEE: VANDERHOEK JESSE P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W58 S30 E58 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		OR	0.00	0.00	1.72	AC		1.00	1.00	1.00	45,000.00	45,000.00	77,400							

REVIEW DATE 08/05/2021 BY TWA Total Acres: 1.72 Total Land Value: 77,400 Market: 0 Agricultural: 0 Common: 77,400 PRINTED 07/30/2025 BY SYS