

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall20FACE BRICK 60

Exterior Wall15CONC BLOCK 40

RooF Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall04PLYWOOD 50

Interior Wall05DRYWALL 50

Interior Floo14CARPET 70

Interior Floo08SHT VINYL 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3100

Bathrooms2100

Frame02WOOD FRAME 100

Stories1.1.100

Units0100

BUD8 Adjustme06DIST 1D 100

Occupancy00NONE 100

Quality04Quality Level 04

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA08

NEIGHBORHOOD/LOC8001.00

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,45610019931,456115,452

FOP280301993846,660

FST168552013927,295

UCP264202013534,202

UGR85845199338630,608

UST98451993443,489

UST128451993584,599

UST140452013634,995

TOTALS3,3922,236177,302

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA

TOT ADJ PTSTOT ADJ PNTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100012,236110.1030110.10246,184197819780027.9872.02

1 SINGLE FAM - 100% - 0Heated Area: 1456HX Base Yr

1422

1212

1422

729

2020

734

1426

1426

1028

1028

2842

28

28

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/09/2025MLU

EXTRA FEATURES

35172 KAREN RD, CALLAHAN

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10504FP-ELECTRI0100001.00UT2,000.002,000.0010019801980344880

20811CONCRETE B01002424576.00SF5.205.2010019871987349.51,483

30940SHEDS/POR0100816128.00SF20.1020.1010019871987320515

40681POLE SHED01001224288.00SF15.0015.0010019851985320864

50810CONCRETE A01006848.00SF6.506.5010019851985344137

TOTAL OB/XF3,879

LAND DESCRIPTION

TOTAL OB/XF3,879

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETOHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES1000005OR0.000.004.78AC1.001.001.0030,000.0030,000.00143,400

REVIEW DATE08/05/2021BYTWA

Total Acres: 4.78Total Land Value: 143,400Market: 0Agricultural: 0Common: 143,400PRINTED 07/30/2025 BY SYS

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE177,302

TOTAL MARKET OB/XF VALUE3,879

TOTAL LAND VALUE - MARKET143,400

TOTAL MARKET VALUE324,581

SOH/AGL Deduction173,814

ASSESSED VALUE150,767

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE100,045

TOTAL JUST VALUE324,581

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE259,738

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CD SALE PRICE

0209/02741/01/1975AAQQV5,975

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2013] W22 FST=[YR=2013] W14 S12 UST=[YR=2013] S20
UST=[YR=1993] S14 BAS=[YR=1993] W20 S26 E14 FOP=[YR=1993]
S10 E28 N10 W28 \$ E42 N26 UST=[YR=1993] N8 UGR=[YR=1993] N26
W29 S34 E13 N8 E16\$ W16 S8 E16\$ W36\$ E7 N14 W7\$ E7 N20 W7\$
E14 N12\$ S12 E22 N12\$.