PT SW1/4 OF NE1/4 OF SE1/4 OF
SEC 26-2N-24E IN OR 2372/58
BEING PARCEL "A"

WALLACE JAMES R & JOYCE Y
35054 KAREN RD
CALLAHAN, FL 32011

2025

26-2N-24-0000-0004-0250

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
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		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

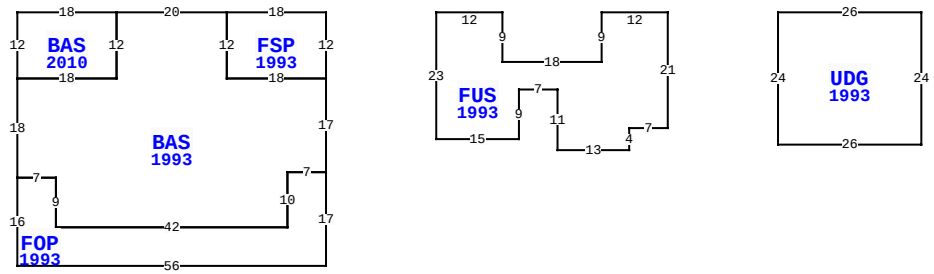
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,619	100	1993	1,619	184,776
BAS	216	100	2010	216	24,652
FOP	525	30	1993	158	18,033
FSP	216	40	1993	86	9,815
FUS	753	100	1993	753	85,939
UDG	624	55	1993	343	39,147
TOTALS	3,953			3,175	362,361

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,175	101.7198	134.27	426,307	1991	1993	0	0	0	15.00	85.00

1 SNGL FAM – 100% - 2023 Heated Area: 2588 HX Base Yr 2023



35054 KAREN RD, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		362,361
TOTAL MARKET OB/XF VALUE		18,962
TOTAL LAND VALUE - MARKET		48,150
TOTAL MARKET VALUE		429,473
SOH/AGL Deduction		149,500
ASSESSED VALUE		279,973
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		229,251
TOTAL JUST VALUE		429,473
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		395,941

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013565	CARPORT	19,582	09/06/2022
B0922910	ADDITION	20,000	10/01/2009
M0914873	H/AC	0	10/01/2009
R0912118	REPAIR/RRF	750	10/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2372/0058	6/26/2020	WD	Q	I	05	395,000
GRANTOR: NELSON DANA D & JOSHU						
GRANTEE: WALLACE JAMES R & J						
2083/1703	11/10/2016	WD	Q	I	05	255,000
GRANTOR: POWELL JIMMY & DEBORA						
GRANTEE: NELSON DANA D & JOS						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1993] W18 BAS=[YR=1993] W20 BAS=[YR=2010] W18 S12 E18 N12$ S12 W18 S18 FOP=[YR=1993] S16 E56 N17 W7 S10 W42 N9 W7$ E7 S9 E42 N10 E7 N17 W18 N12$ S12 E18 N12$ PTR= E20 FUS=[YR=1993] E12 S9 E18 N9 E12 S21 W7 S4 W13 N11 W7 S9 W15 N23$ W20$ PTR= E82 UDG=[YR=1993] E26 S24 W26 N24$ W82$.

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	100	0	0	2.00	UT	3,500.00	3,500.00	100	1991	1991	3	68	4,760	
2	0811	CONCRETE B	0	100	0	0	826.00	SF	5.20	5.20	100	1991	1991	3	59.5	2,556	
3	0812	CONCRETE C	0	100	0	0	1,346.00	SF	4.00	4.00	100	2005	2005	3	84	4,523	
4	1242	WD DECK A	0	100	0	0	600.00	SF	10.00	10.00	100	2005	2005	3	22	1,320	
5	0351	CARPORT MT	0	100	26	24	624.00	SF	10.00	10.00	100	2022	2022	3	93	5,803	

LAND DESCRIPTION

TOTAL OB/XF 18,962

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	0005	OR	0.00	0.00	1.07	AC		1.00	1.00	1.00	45,000.00	45,000.00	48,150							

REVIEW DATE 02/02/2023 BY WW Total Acres: 1.07 Total Land Value: 48,150 Market: 0 Agricultural: 0 Common: 48,150 PRINTED 07/30/2025 BY SYS