PT N1/2 OF NW1/4 OF SE1/4 OF
SEC 26-2N-24E IN OR 785/791
{R583677 & R583678}

SCHOOLCRAFT CHARLIE JR & KAREN
35131 LANCE ROAD
CALLAHAN, FL 32011

2025

26-2N-24-0000-0013-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

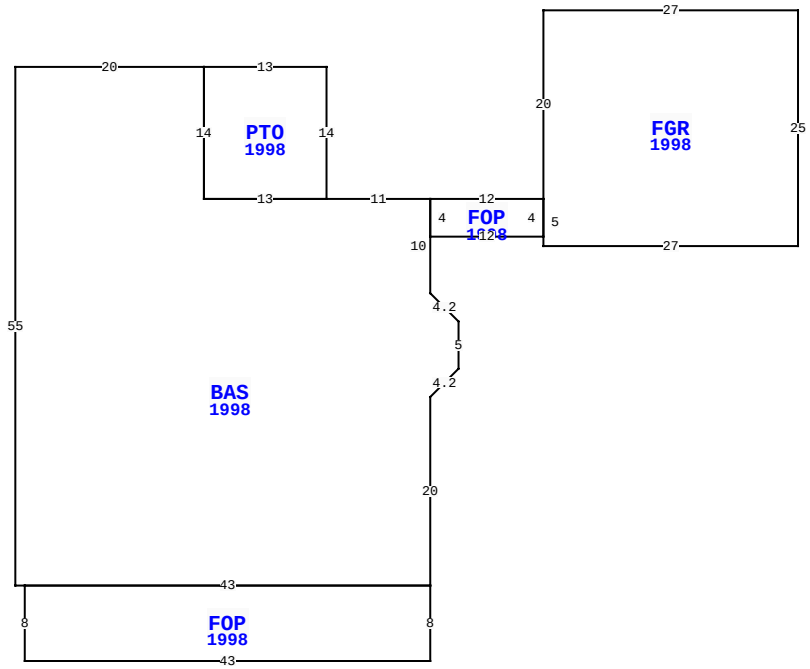
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,108	100	1998	2,108	273,165
FGR	675	55	1998	371	48,076
FOP	48	30	1998	14	1,814
FOP	344	30	1998	103	13,347
PTO	182	5	1998	9	1,166
TOTALS	3,357			2,605	337,569

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,605	116.5248	153.81	400,675	1998	2003	0	0	0	15.75	84.25

1 SNGL FAM – 100% - 1997 Heated Area: 2108 HX Base Yr 1997



35131 LANCE RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		337,569
TOTAL MARKET OB/XF VALUE		5,533
TOTAL LAND VALUE - MARKET		49,500
TOTAL MARKET VALUE		392,602
SOH/AGL Deduction		234,974
ASSESSED VALUE		157,628
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		106,906
TOTAL JUST VALUE		392,602
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		361,170

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007924	NEW SHINGLES	16,200	06/17/2021
B974331	NEW CONSTR	119,000	10/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0785/0791	2/20/1997	WD	U	I	07	100
GRANTOR: FOWLER ERVIN & MARLEN						
GRANTEE: SCHOOLCRAFT CHARLIE						
0750/0850	2/05/1996	WD	Q	I		32,500
GRANTOR: FOWLER ERVIN & MARLEN						
GRANTEE: SCHOOLCRAFT CHARLIE						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1998] W27 S20 FOP=[YR=1998] W12 BAS=[YR=1998] W11
PTO=[YR=1998] N14 W13 S14 E13 $ W13 N14 W20 S55 E1
FOP=[YR=1998] S8 E43 N8 W43 $ E43 N20 R3 U3 N5 L3 U3 N10$
S4 E12 N4$ S5 E27 N25$.

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	0811	CONCRETE B	0	100	18	40	720.00	SF	5.20	5.20	100	1998	1998	3	73	2,733	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	2,800	

LAND DESCRIPTION

TOTAL OB/XF 5,533

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	1.10	AC		1.00	1.00	1.00	45,000.00	45,000.00	49,500							

REVIEW DATE 03/09/2022 BY TWA Total Acres: 1.10 Total Land Value: 49,500 Market: 0 Agricultural: 0 Common: 49,500 PRINTED 07/30/2025 BY SYS