IN OR 1860/256

TISON GEORGE H & BETTY J
35033 KEITH ROAD
CALLAHAN, FL 32011

**2026**

**26-2N-24-0000-0004-0010**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

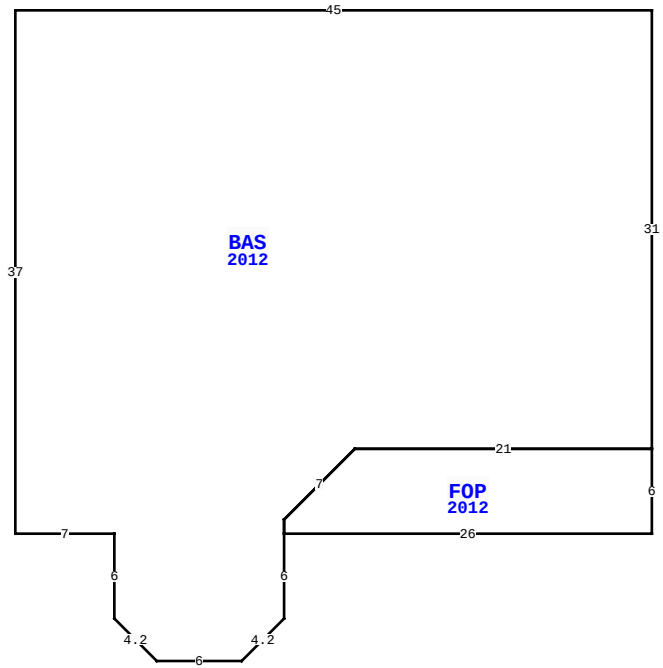
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 90 |
| Exterior Wall | 05 | AVERAGE 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 100 |
| Air Condition | 03 | CENTRAL 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 |
| 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 | 1,621 | 100 | 2012 | 1,621 | 199,748 |
| FOP | 144 | 30 | 2012 | 43 | 5,299 |
| TOTALS | 1,765 | | | 1,664 | 205,047 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,664 | 97.8300 | 135.98 | 226,271 | 2012 | 2012 | 0 | 0 | 0 | 9.38 | 90.62 |

2 SNGL FAM 100% - 1995 Heated Area: 1621 HX Base Yr 1995




35033 KEITH RD, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/08/2026 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 205,047 |
| TOTAL MARKET OB/XF VALUE | | 24,000 |
| TOTAL LAND VALUE - MARKET | | 126,210 |
| TOTAL MARKET VALUE | | 355,257 |
| SOH/AGL Deduction | | 164,769 |
| ASSESSED VALUE | | 190,488 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 139,077 |
| TOTAL JUST VALUE | | 355,257 |
| NCON VALUE | | 24,000 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 313,496 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B250008629 | ADD RES AC | 79,776 | 08/04/2025 |
| C1226297 | CO ISSUED | 0 | 10/10/2012 |
| E25313 | NEW CONSTR | 0 | 08/01/2012 |
| M17525 | H/AC | 0 | 08/01/2012 |
| B26297 | NEW CONSTR | 169,853 | 08/01/2012 |
| MH013534 | MH MOVE-ON | 0 | 06/01/2001 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1860/0256 | 6/05/2013 | QC | U | I | 11 | 100 |
| GRANTOR: TISON GEORGE H & BETT | | | | | | |
| GRANTEE: TISON DAVID GEORGE | | | | | | |
| 0710/0760 | 8/02/1994 | WD | U | V | 07 | 100 |
| GRANTOR: EDWARDS EUGENE | | | | | | |
| GRANTEE: TISON GEORGE & BETT | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2012] W45 S37 E7 S6 D3 R3 E6 U3 R3 N6
FOP=[YR=2012] E26 N6 W21 D5 L5 S1$ N1 U5 R5 E21 N31$.

### 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 | 0680 | POLE SHED | 0 | 100 | 60 | 40 | 2,400.00 | SF | 10.00 | 10.00 | 100 | 2026 | 2025 | 03 | 100 | 24,000 | |

### LAND DESCRIPTION

TOTAL OB/XF 24,000

| 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 | 0007 | OR | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 21,000.00 | 21,000.00 | 21,000 | | | | | | | |
| 2 | 000100 | C | RES | 100 | 0005 | OR | 0.00 | 0.00 | 5.01 | AC | | 1.00 | 1.00 | 1.00 | 21,000.00 | 21,000.00 | 105,210 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 6.01 Total Land Value: 126,210 Market: 0 Agricultural: 0 Common: 126,210 PRINTED 07/09/2026 BY SYS