IN OR 2711/100

GILDER NOAH BRYCE/ROGERS KALI BERLIN
35123 KEITH RD
CALLAHAN, FL 32011

2026

26-2N-24-0000-0004-0090

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 08

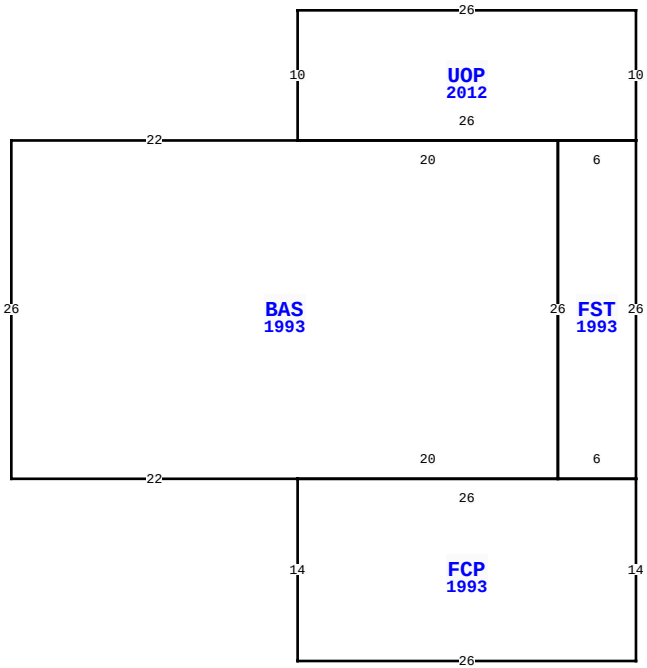
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,092	100	1993	1,092	179,085
FCP	364	25	1993	91	14,923
FST	156	55	1993	86	14,104
UOP	260	20	2012	52	8,528
TOTALS	1,872			1,321	216,640

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,321	132.1944	183.75	242,734	1974	2014	0	0	0	10.75	89.25

1 SNGL FAM 0% - 2025 Heated Area: 1092 HX Base Yr



35123 KEITH RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	216,640
TOTAL MARKET OB/XF VALUE	632
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	257,272
SOH/AGL Deduction	0
ASSESSED VALUE	257,272
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	257,272
TOTAL JUST VALUE	257,272
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	254,936

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2711/100	5/09/2024	WD	Q	I	02	310,000
GRANTOR: MENZ MICHAEL & ROSALI						
GRANTEE: GILDER NOAH BRYCE						
2298/0709	8/16/2019	WD	Q	I	01	175,000
GRANTOR: GANEY SANDRA & LARRY						
GRANTEE: MENZ MICHAEL & ROSA						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2012] W26 S10 BAS=[YR=1993] W22 S26 E22
FCP=[YR=1993] S14 E26 N14 FST=[YR=1993] N26 W6 S26 E6$ W26$
E20 N26 W20$ E26 N10$.

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
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1974	1974	3	31.6	632	

LAND DESCRIPTION

TOTAL OB/XF 632

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	0	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/09/2026 BY SYS