

PT N1/2 OF SE1/4 OF
SEC 26-2N-24E IN OR 196/374
IN OR 2465/1941

MITCHELL CHASE C/MITCHELL LACEY L
35100 KAREN RD
CALLAHAN, FL 32011

2026

26-2N-24-0000-0004-0130



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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
BUD8 Adjustme	06	DIST 1D 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	1,976	100	1993	1,976	176,870
FGR	440	55	1993	242	21,661
FOP	84	30	1993	25	2,238
FST	120	55	1993	66	5,908
TOTALS	2,620			2,309	206,677

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS

1	0500	FP-PRE FAB	0 100	0 0	1.00
2	0681	POLE SHED	0 100	17 8	136.00
3	0510	GARAGE WD-	0 100	24 26	624.00

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	RES	100	0005

REVIEW DATE	01/01/2023	BY	CD
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,309	95.2560	132.41	305,735	1977	1977	0	0	0 32.40	67.60
1 SNGL FAM 100% - 2022 Heated Area: 1976 HX Base Yr 2022											
35100 KAREN RD, CALLAHAN											

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

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
3,500.00	100	1980	1980	3	42	1,470	
15.00	100	1991	1991	3	20	408	
35.00	100	1989	1989	3	20	4,368	

TOTAL OB/XF											
6,246											
TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY
2.24	AC		1.00	1.00	1.00	34,000.00	34,000.00	76,160			

Total Acres:	2.24	Total Land Value:	76,160	Market:	0	Agricultural:	0	Common:	76,160
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		206,677	
TOTAL MARKET OB/XF VALUE		6,246	
TOTAL LAND VALUE - MARKET		76,160	
TOTAL MARKET VALUE		289,083	
SOH/AGL Deduction		47,678	
ASSESSED VALUE		241,405	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		189,994	
TOTAL JUST VALUE		289,083	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		292,205	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000342	NEW ROOF	10,500	01/14/2021
7281	REPAIR/RRF	2,500	06/05/1991
5552	GARAGE	10,614	02/23/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2465/1941	6/25/2021	QC	U	I	11	100	
GRANTOR: RENFRO MILDRED							
GRANTEE: MITCHELL LACEY L &							
2447/1076	3/23/2021	QC	U	I	11	100	
GRANTOR: RENFROE MILDRED N							
GRANTEE: MITCHELL LACEY L &							

BUILDING NOTES							
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BUILDING DIMENSIONS							
FST=[YR=1993] W12 BAS=[YR=1993] W21 N10 W22 S10 W25 S30 E25 FOP=[YR=1993] E21 N4 W21 S4\$N4 E21 S4 E12 FGR=[YR=1993] E22 N20 W22 S20\$ N20 E10 N10\$ S10 E12 N10\$.							