

PT N1/2 OF SE1/4 OF
SEC 26-2N-24E IN OR 2860/1717
(EX OR 311/315 & OR 689/65)

DAVISON PATRICIA & JOSHUA
35061 KAREN RD
CALLAHAN, FL 32011

2026

26-2N-24-0000-0004-0150



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 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	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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
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NEIGHBORHOOD/LOC	8001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,088	100	1993	1,088	119,832
FGR	750	55	1998	412	45,377
FOP	672	30	1993	202	22,248
FOP	40	30	1998	12	1,321
FUS	512	100	1993	512	56,391

TOTALS	3,062			2,226	245,170
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EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00
2	0510	GARAGE WD-	0	0	20	27	540.00	SF	35.00	35.00
3	1243	WD DECK F	0	0	16	24	384.00	SF	8.00	8.00
4	0681	POLE SHED	0	0	12	20	240.00	SF	15.00	15.00
5	1242	WD DECK A	0	0	0	0	330.00	SF	10.00	10.00
9	0510	GARAGE WD-	0	0	40	30	1,200.00	SF	35.00	35.00

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000100	C	RES	0	0005	OR	0.00	0.00	2.02	AC

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	2,226	99.6660	138.54	308,390	1984	1984	0	0	0	20.50	79.50
1 SNGL FAM 0% - 2025 Heated Area: 1600 HX Base Yr												
35061 KAREN RD, CALLAHAN												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
05/08/2026 MLU												

TOTAL OB/XF												
18,077												

TOTAL OB/XF												
18,077												

Total Acres:	2.02	Total Land Value:	68,680	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		245,170	
TOTAL MARKET OB/XF VALUE		18,077	
TOTAL LAND VALUE - MARKET		68,680	
TOTAL MARKET VALUE		331,927	
SOH/AGL Deduction		0	
ASSESSED VALUE		331,927	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		331,927	
TOTAL JUST VALUE		331,927	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		337,342	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B984708	GARAGE	11,400	05/01/1998
B94855	GARAGE	14,518	03/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2860/1717	4/03/2026	WD	Q	I	01	445,000
GRANTOR: GREEN EARNEST E						
GRANTEE: DAVISON PATRICIA &						
0129/0590	8/18/1972	WD	Q	V		8,000
GRANTOR: EWING AE & MARY E						
GRANTEE: GREEN EARNEST E & B						

BUILDING NOTES												
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BUILDING DIMENSIONS												
FUS=[YR=1993] W32 S16 E32 N16 \$ PTR= S40 FOP=[YR=1993] W6												
BAS=[YR=1993] W32 S34 E32 N34 \$ S34 W32 N34 W6 S17												
FOP=[YR=1998] W10 FGR=[YR=1998] N1 W30 S25 E30 N24 \$ S4 E10												
N4 \$ S23 E44 N40 \$ N40 \$.												