OR 209/274 & OR 268/64

CARTER M L & SUSAN T
35172 KAREN ROAD
CALLAHAN, FL 32011

2026

26-2N-24-0000-0004-0160

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 60
Exterior Wall	15	CONC BLOCK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
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	04	Quality Level 04

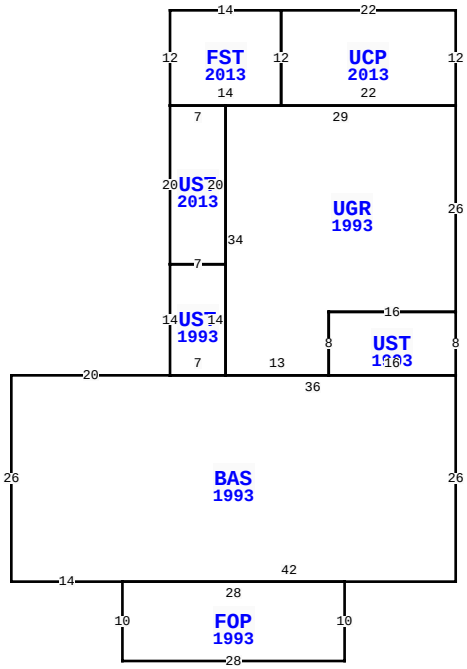
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	1993	1,456	120,338
FOP	280	30	1993	84	6,942
FST	168	55	2013	92	7,604
UCP	264	20	2013	53	4,380
UGR	858	45	1993	386	31,902
UST	98	45	1993	44	3,637
UST	128	45	1993	58	4,793
UST	140	45	2013	63	5,207
TOTALS	3,392			2,236	184,805

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,236	110.1030	115.61	258,504	1978	1978	0	0	0	28.51	71.49

1 SINGLE FAM 100% - 0 Heated Area: 1456 HX Base Yr



35172 KAREN 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		184,805
TOTAL MARKET OB/XF VALUE		1,704
TOTAL LAND VALUE - MARKET		133,840
TOTAL MARKET VALUE		320,349
SOH/AGL Deduction		165,750
ASSESSED VALUE		154,599
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		103,188
TOTAL JUST VALUE		320,349
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		324,581

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0209/0274	1/01/1975	AA	Q	V		5,975

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2013] W22 FST=[YR=2013] W14 S12 UST=[YR=2013] S20 UST=[YR=1993] S14 BAS=[YR=1993] W20 S26 E14 FOP=[YR=1993] S10 E28 N10 W28 $ E42 N26 UST=[YR=1993] N8 UGR=[YR=1993] N26 W29 S34 E13 N8 E16$ W16 S8 E16$ W36$ E7 N14 W7$ E7 N20 W7$ E14 N12$ S12 E22 N12$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1980	1980	3	42	840	
4	0681	POLE SHED	0	100	12	24	288.00	SF	15.00	15.00	100	1985	1985	3	20	864	

LAND DESCRIPTION

TOTAL OB/XF 1,704

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	4.78	AC		1.00	1.00	1.00	28,000.00	28,000.00	133,840							

REVIEW DATE 01/01/2023 BY CD Total Acres: 4.78 Total Land Value: 133,840 Market: 0 Agricultural: 0 Common: 133,840 PRINTED 07/09/2026 BY SYS