

PT SW1/4 OF NE1/4 OF SE1/4 OF
SEC 26-2N-24E IN OR 2372/58
BEING PARCEL "A"

WALLACE JAMES R & JOYCE Y
35054 KAREN RD
CALLAHAN, FL 32011

2026

26-2N-24-0000-0004-0250



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
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	1,619	100	1993	1,619	192,857
BAS	216	100	2010	216	25,730
FOP	525	30	1993	158	18,821
FSP	216	40	1993	86	10,245
FUS	753	100	1993	753	89,698
UDG	624	55	1993	343	40,859

TOTALS	3,953			3,175	378,209
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	2.00	UT	3,500.00	
4	1242	WD DECK A	0 100	0	0	600.00	SF	10.00	
5	0351	CARPORT MT	0 100	26	24	624.00	SF	10.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0005	OR	0.00	0.00	1.07

REVIEW DATE 02/02/2023 BY WW

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	3,175	101.7198	141.39	448,913	1991	1991	0	0	0 15.75	84.25		
1 SNGL FAM 100% - 2023 Heated Area: 2588 HX Base Yr 2023													

35054 KAREN RD, CALLAHAN									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
05/15/2026 MLU									

TOTAL OB/XF													
11,496													

Total Acres: 1.07 Total Land Value: 42,800 Market: 0 Agricultural: 0 Common: 42,800

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 6									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					378,209				
TOTAL MARKET OB/XF VALUE					11,496				
TOTAL LAND VALUE - MARKET					42,800				
TOTAL MARKET VALUE					432,505				
SOH/AGL Deduction					144,973				
ASSESSED VALUE					287,532				
TOTAL EXEMPTION VALUE					51,411				
BASE TAXABLE VALUE					236,121				
TOTAL JUST VALUE					432,505				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					429,473				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013565	CARPORT	19,582	09/06/2022
B0922910	ADDITION	20,000	10/01/2009
M0914873	H/AC	0	10/01/2009
R0912118	REPAIR/RRF	750	10/01/2009

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2372/0058	6/26/2020	WD	Q	I	05	395,000	
GRANTOR: NELSON DANA D & JOSHU							
GRANTEE: WALLACE JAMES R & J							
2083/1703	11/10/2016	WD	Q	I	05	255,000	
GRANTOR: POWELL JIMMY & DEBORA							
GRANTEE: NELSON DANA D & JOS							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=1993] W18 BAS=[YR=1993] W20 BAS=[YR=2010] W18 S12 E18 N12\$ S12 W18 S18 FOP=[YR=1993] S16 E56 N17 W7 S10 W42 N9 W7\$ E7 S9 E42 N10 E7 N17 W18 N12\$ S12 E18 N12\$ PTR= E20 FUS=[YR=1993] E12 S9 E18 N9 E12 S21 W7 S4 W13 N11 W7 S9 W15 N23\$ W20\$ PTR= E82 UDG=[YR=1993] E26 S24 W26 N24\$ W82\$.									