IN OR 1860/251

TISON GEORGE H & BETTY J
35015 KEITH RD
CALLAHAN, FL 32011

2026

26-2N-24-0000-0004-0290

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 08

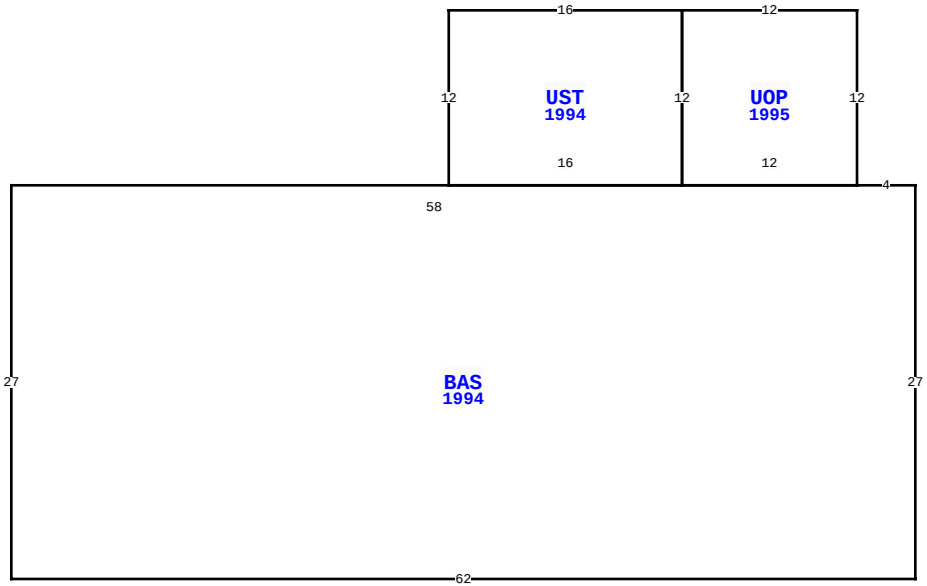
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,674	100	1994	1,674	72,387
UOP	144	25	1995	36	1,557
UST	192	55	1994	106	4,584
TOTALS	2,010			1,816	78,527

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,816	160.1600	144.14	261,758	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ 0% - 0 Heated Area: 1674 HX Base Yr



35015 KEITH RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	78,527
TOTAL MARKET OB/XF VALUE	9,240
TOTAL LAND VALUE - MARKET	89,420
TOTAL MARKET VALUE	177,187
SOH/AGL Deduction	9,922
ASSESSED VALUE	167,265
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	167,265
TOTAL JUST VALUE	177,187
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	175,459

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1860/0251	6/05/2013	QC	U	I	11	100

GRANTOR: TISON GEORGE H & BETT

GRANTEE: TISON CHAD DAVID

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W4 UOP=[YR=1995] N12 W12 UST=[YR=1994] W16 S12 E16 N12 $ S12 E12 $ W58 S27 E62 N27 $.

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	0200	BARN WD 0-	0	0	0	0	1,400.00	SF	20.00	20.00	100	1995	1995	3	20	5,600	
2	0510	GARAGE WD-	0	0	26	20	520.00	SF	35.00	35.00	100	1995	1995	3	20	3,640	

LAND DESCRIPTION

TOTAL OB/XF 9,240

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	0007	OR	0.00	0.00	2.63	AC		1.00	1.00	1.00	34,000.00	34,000.00	89,420							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.63 Total Land Value: 89,420 Market: 0 Agricultural: 0 Common: 89,420 PRINTED 07/09/2026 BY SYS