PT N1/2 OF NW1/4 OF SE1/4 OF
SEC 26-2N-24E IN OR 785/791
{R583677 & R583678}

SCHOOLCRAFT CHARLIE JR & KAREN
35131 LANCE ROAD
CALLAHAN, FL 32011

2026

26-2N-24-0000-0013-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

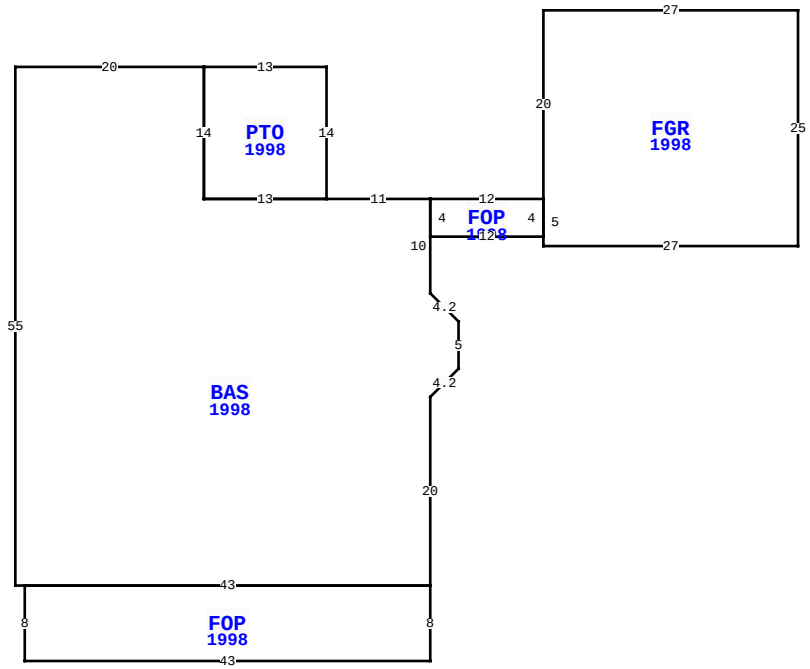
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,108	100	1998	2,108	272,293
FGR	675	55	1998	371	47,923
FOP	48	30	1998	14	1,809
FOP	344	30	1998	103	13,305
PTO	182	5	1998	9	1,163
TOTALS	3,357			2,605	336,491

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,605	116.5248	161.97	421,932	1998	1998	0	0	0	20.25	79.75

1 SNGL FAM 100% - 1997 Heated Area: 2108 HX Base Yr 1997



35131 LANCE 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		336,491
TOTAL MARKET OB/XF VALUE		2,765
TOTAL LAND VALUE - MARKET		44,000
TOTAL MARKET VALUE		383,256
SOH/AGL Deduction		221,372
ASSESSED VALUE		161,884
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		110,473
TOTAL JUST VALUE		383,256
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		392,602

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007924	NEW SHINGLES	16,200	06/17/2021
B974331	NEW CONSTR	119,000	10/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0785/0791	2/20/1997	WD	U	I	07	100
GRANTOR: FOWLER ERVIN & MARLEN						
GRANTEE: SCHOOLCRAFT CHARLIE						
0750/0850	2/05/1996	WD	Q	I		32,500
GRANTOR: FOWLER ERVIN & MARLEN						
GRANTEE: SCHOOLCRAFT CHARLIE						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1998] W27 S20 FOP=[YR=1998] W12 BAS=[YR=1998] W11
PTO=[YR=1998] N14 W13 S14 E13 $ W13 N14 W20 S55 E1
FOP=[YR=1998] S8 E43 N8 W43 $ E43 N20 R3 U3 N5 L3 U3 N10$
S4 E12 N4$ S5 E27 N25$.

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	79	2,765	

LAND DESCRIPTION

TOTAL OB/XF 2,765

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	1.10	AC		1.00	1.00	1.00	40,000.00	40,000.00	44,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.10 Total Land Value: 44,000 Market: 0 Agricultural: 0 Common: 44,000 PRINTED 07/09/2026 BY SYS