PT OF SW1/4 OF SW1/4
IN OR 2534/1640
BEING PARCEL 1

CLANTON DAVID
35023 QUAIL ROAD
CALLAHAN, FL 32011

2023

14-2N-24-0000-0004-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

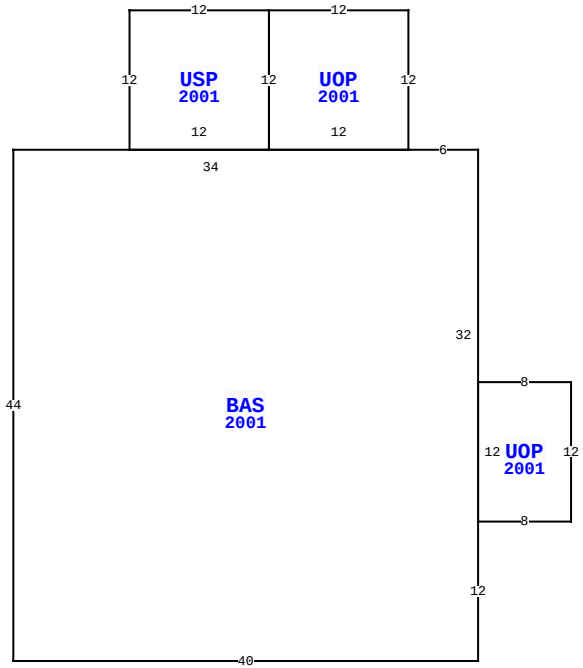
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,760	100	1,760	248,492
UOP	96	20	19	2,683
UOP	144	20	29	4,095
USP	144	30	43	6,071
TOTALS	2,144		1,851	261,341

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,851	125.1558	148.62	275,096	2001	2011	0	0	0	5.00	95.00

1 SNGL FAM – 100% - 2023 Heated Area: 1760 HX Base Yr



35023 QUAIL RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		261,341
TOTAL MARKET OB/XF VALUE		1,498
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		292,839
SOH/AGL Deduction		0
ASSESSED VALUE		292,839
TOTAL EXEMPTION VALUE	13	292,839
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		292,839
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		227,166

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2534/1640	1/28/2022	WD	Q	I	05	340,000
GRANTOR: COPE MORGAN & KATHY						
GRANTEE: CLANTON DAVID						
1188/0335	11/12/2003	WD	U	I	07	100
GRANTOR: COPE MORGAN & KATHY						
GRANTEE: COPE MORGAN & KATHY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W6 UOP=[YR=2001] N12 W12 USP=[YR=2001] W12 S12 E12 N12$ S12 E12$ W34 S44 E40 N12 UOP=[YR=2001] E8 N12 W8 S12$ N32$.

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	0350	CARPORT WD	0	100	30	24	720.00	SF	10.40	10.40	100	2001	2001	3	20	1,498	

LAND DESCRIPTION

TOTAL OB/XF 1,498

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	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 06/29/2017 BY TWX Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS