PT OF NE1/4 OF SEC 23-2N-24E
IN OR 2619/1902 & ESMT IN
OR 1539/108,2634-22 (EX ESMT AGM

WILLARD QUINTON N L/E/
35101 CHESTNUT LANE
CALLAHAN, FL 32011

2023

23-2N-24-0000-0001-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

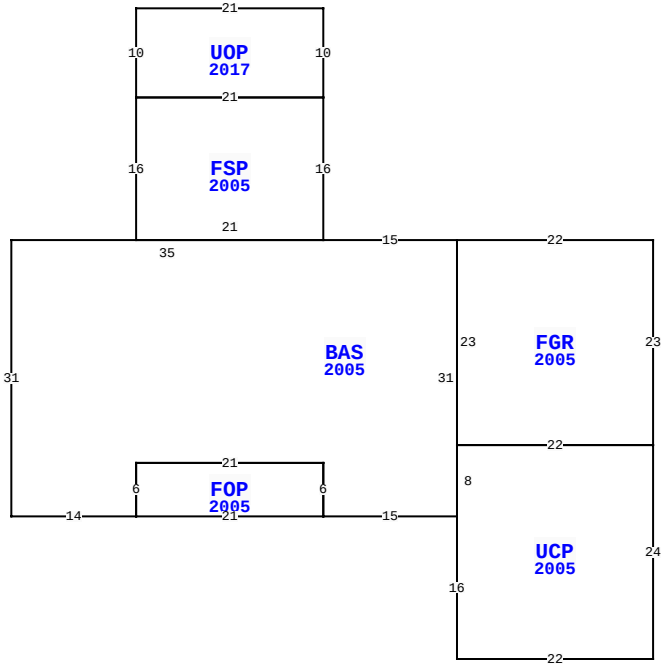
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	1,424	100	1,424	136,109
FGR	506	55	278	26,572
FOP	126	30	38	3,632
FSP	336	40	134	12,808
UCP	528	20	106	10,131
UOP	210	20	42	4,014
TOTALS	3,130		2,022	193,267

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,022	121.3828	109.55	221,510	2005	2005	0	0	0	12.75	87.25

1 SINGLE FAM – 100% - 2006 Heated Area: 1424 HX Base Yr 2006



35101 CHESTNUT LN, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		193,267
TOTAL MARKET OB/XF VALUE		16,358
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		284,625
SOH/AGL Deduction		136,108
ASSESSED VALUE		148,517
TOTAL EXEMPTION VALUE	HX HB WR SX	105,000
BASE TAXABLE VALUE		43,517
TOTAL JUST VALUE		284,625
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		229,797

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22016169	REPAIR/RRF	30,000	10/27/2022
E14504	ELEC OTHER	2,000	03/01/2005
R07330	REPAIR/RRF	3,500	03/01/2005
B14738	NEW CONSTR	113,183	03/01/2005
M09421	MECH OTHER	0	03/01/2005
P09151	OTHER	0	03/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2619/1902	2/17/2023	LE	U	I	11	100
GRANTOR: WILLARD QUINTON N						
GRANTEE: BEASLEY CYNTHIA B &						
0899/1508	9/17/1999	WD	U	V	07	12,000
GRANTOR: MIZELL CLYDE J & WALK						
GRANTEE: CONWAY WALTER W & D						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2005] W22 BAS=[YR=2005] W15 FSP=[YR=2005] N16
UOP=[YR=2017] N10 W21 S10 E21$ W21 S16 E21$ W35 S31 E14
FOP=[YR=2005] E21 N6 W21 S6$N6 E21 S6 E15 UCP=[YR=2005] S16
E22 N24 W22 S8$ N31$ S23 E22 N23$.

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	0300	BOAT DCK W	0	100	0	0	504.00	SF	40.00	40.00	100	2005	2005	3	44	8,870	
3	0203	BARN MTL 0	0	100	40	20	800.00	SF	18.00	18.00	100	2007	2007	3	52	7,488	

LAND DESCRIPTION

TOTAL OB/XF 16,358

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	2.50	AC		1.00	1.00	1.00	30,000.00	30,000.00	75,000							

REVIEW DATE 05/18/2018 BY TWX Total Acres: 2.50 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS