

PT OF W1/2 OF NE1/4
LYING SOUTH OF QUAIL ROAD
IN OR 2350/1810

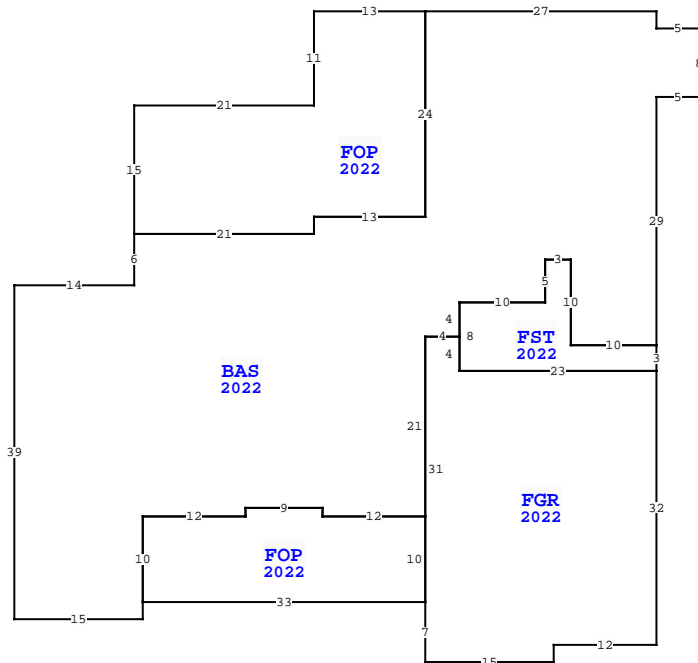
CARVER RICHARD T & HOLLY R
35378 QUAIL RD
CALLAHAN, FL 32011

2023

23-2N-24-0000-0001-0240

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 Floor	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,578	95.7600	113.72	406,890	2022	2022	0	0	0.00	100.00	
1 SNGL FAM - 100% - 2023 Heated Area: 2706 HX Base Yr 2023												



Quality	02	Quality Level 02		
DOR CODE	5000	IMPROVED AG		
MAP NUM		MKT AREA 08		
NEIGHBORHOOD/LOC	8001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,706	100	2,706	307,726
FGR	910	55	500	56,860
FOP	339	30	102	11,599
FOP	627	30	188	21,379
FST	149	55	82	9,325
TOTALS	4,731		3,578	406,890

NASSAU COUNTY PROPERTY			PAGE 1 of 1	6
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 6		Tax Dist:		
BUILDING MARKET VALUE		406,890		
TOTAL MARKET OB/XF VALUE		9,132		
TOTAL LAND VALUE - MARKET		376,500		
TOTAL MARKET VALUE		453,942		
SOH/AGL Deduction		93,792		
ASSESSED VALUE		360,150		
TOTAL EXEMPTION VALUE		HX HB 50,000		
BASE TAXABLE VALUE		310,150		
TOTAL JUST VALUE		792,522		
NCON VALUE		323,023		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		0		

50X90 POLE BARN ON CONCRETE
PRMT:3:1: INGROUND SWIMMING POOL W/ PAVER DECK

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230005679	POLE BARN	149,580	05/02/2023
22017006	SWIM POOL	61,000	11/16/2022
21008657	CO ISSUED	0	10/14/2022
21012315	NEW CONSTR	413,382	09/15/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2350/1810	2/05/2020	WD Q	V	02		220,000

GRANTOR: G&H LAND & TIMBER INV
GRANTEE: CARVER RICHARD T &
2340/0969 2/04/2020 WD U V 11 100
GRANTOR: SMITH RICHARD LOUIE &
GRANTEE: G&H LAND & TIMBER I

EXTRA FEATURES																
L N	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	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	100	2,000	
2	0812	CONCRETE C	0	100	0	1,783.00	SF	4.00	4.00	100	2022	2022	3	100	7,132	

35378 QUAIL RD, CALLAHAN										BLD DATE		LGL DATE	06/13/2023	MLU
										XF DATE		LAND DATE		
										INC DATE		AG DATE		

BUILDING NOTES												
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BUILDING DIMENSIONS
BAS=[YR=2022] W5 N2 W27 FOP=[YR=2022] W13 S11 W21 S15 E21 N2 E13 N24\$ S24 W13 S2 W21 S6 W14 S39 E15 N2 FOP=[YR=2022] E33 FGR=[YR=2022] S7 E15 N2 E12 N32 FST=[YR=2022] N3 W10 N10 W3 S5 W10 S8 E23\$ W23 N4 W4 S31\$ N10 W12 N1 W9 S1 W12 S10\$ N10 E12 N1 E9 S1 E12 N21 E4 N4 E10 N5 E3 S10 E10 N29 E5 N8\$.

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	005400	A	TIMBER 1 SI	0			0.00	0.00	11.00	AC		1.00	1.00	1.00	720.00	720.00	7,920								
2	009910	M	MKT.VAL.AG	0			0.00	0.00	11.00	AC		1.00	1.00	2.10	15,000.00	31,500.00	346,500								
3	005000	C	RURAL HOME	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000								