IN OR 2294/965
BEING "PARCEL B"

COLLINS-SHIVER TRAVIS M & HEATHER
35233 QUAIL RD
CALLAHAN, FL 32011

2024

23-2N-24-0000-0002-0240

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

QUAIL RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	3,300
TOTAL MARKET VALUE	3,300
SOH/AGL Deduction	400
ASSESSED VALUE	2,900
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,900
TOTAL JUST VALUE	3,300
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2294/0965	7/26/2019	WD	Q	I	05	285,000
GRANTOR: THOMAS KONNER E & HAL						
GRANTEE: COLLINS-SHIVER TRAV						
2209/0608	6/29/2018	WD	Q	I	05	259,000
GRANTOR: MCCLINTOCK SHANE & CH						
GRANTEE: THOMAS KONNER E & H						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0	0005	OR	0.00	0.00	0.11	AC		1.00	1.00	1.00	30,000.00	30,000.00	3,300							

REVIEW DATE 06/13/2023 BY MLU Total Acres: 0.11 Total Land Value: 3,300 Market: 0 Agricultural: 0 Common: 3,300 PRINTED 08/06/2024 BY SYS