PT OF SEC 23-2N-24E
IN OR 2565/976 & OR 2691/1759

QUAIL ROAD LAND TRUST/HUGHES SCOTT TRUSTEE
3200 EMERSON STREET
JACKSONVILLE, FL 32207

2024

23-2N-24-0000-0003-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NO AG ACREAGE	
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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	13,560
TOTAL LAND VALUE - MARKET	354,060
TOTAL MARKET VALUE	367,620
SOH/AGL Deduction	0
ASSESSED VALUE	367,620
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	367,620
TOTAL JUST VALUE	367,620
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	207,920

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2691/1759	12/07/2023	WD	Q	V	03	225,000
GRANTOR: WHITTY SHELLEY C III						
GRANTEE: QUAIL ROAD LAND TRU						
2565/0976	5/10/2022	WD	Q	V	01	215,000
GRANTOR: GEIGER JOHN T						
GRANTEE: QUAIL ROAD LAND TRU						

35188 QUAIL RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2024 TD
INC DATE		AG DATE	

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
1	0681	POLE SHED	0	0	56	60	3,360.00	SF	11.25	11.25	100	1980	1980	3	20	7,560	
3	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2006	2006	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 13,560

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	000001	C	V RS W/XFOB	0		OR			25.29	AC		1.00	1.00	1.00	14,000.00	14,000.00	354,060							

REVIEW DATE 02/09/2024 BY WWA Total Acres: 25.29 Total Land Value: 354,060 Market: 0 Agricultural: 0 Common: 354,060 PRINTED 08/06/2024 BY SYS