

SW1/4 OF SW1/4 SEC 35,
PT SE1/4 OF SE1/4
SEC 34-3N-24E & PT NE1/4 OF

65 AC SHAFFER ROAD LLC
11836 HIDDEN HILLS DRIVE
JACKSONVILLE, FL 32225

2024

35-3N-24-0000-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	24	CORG METAL 60
Exterior Wall	05	AVERAGE 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floor	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0700	MISC RESIDENTIAL
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	44	15	7	74
BAS	1,064	100	1,064	11,261
STR	68	10	7	74
UST	120	45	54	571
UST	1,184	45	533	5,641
TOTALS	2,480		1,665	17,622

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	0	30	32					

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	0	0007	OR	0.00	0.00	65.23	AC	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
6500	01	1,665	48.0000	16.80	27,972	2000	2000	0	0	0	37.00	63.00	
1 GARAGE RES - 0% - 2023													
Heated Area: 1064 HX Base Yr													
36232 SHAFFER RD, CALLAHAN													

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023
INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		17,622	
TOTAL MARKET OB/XF VALUE		3,844	
TOTAL LAND VALUE - MARKET		326,150	
TOTAL MARKET VALUE		347,616	
SOH/AGL Deduction		0	
ASSESSED VALUE		347,616	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		347,616	
TOTAL JUST VALUE		347,616	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		348,276	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12896	MECH OTHER	0	05/01/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2599/0320	10/18/2022	WD	U	I	11	100	
GRANTOR: ALTHEEB BALIGH							
GRANTEE: AC SHAFFER ROAD LLC							
2544/0149	2/22/2022	WD	Q	V	01	560,000	
GRANTOR: SHAFFER ROAD LLC							
GRANTEE: ALTHEEB BALIGH							

BUILDING NOTES											
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BUILDING DIMENSIONS											
STR=[YR=2007] W6 S4 W5 BAL=[YR=2007] W11 S4 UST=[YR=2014] W10 S37 E32 N37 W22 \$ E11 N4\$ S4 E11 N8\$ PTR=E20 BAS=[YR=2014] E32 S37 W22 UST=[YR=2007] W10 N12 E10 S12\$ N12 W10 N25\$ W20\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	0	0007	OR	0.00	0.00	65.23	AC	