PT DB 136 PG 265 CO REC
ESMT PT OR 1861/825
ESMT PT OR 1861/825

CHASTAIN EVELYN Q/QUARRIER CURTISS G III
44003 ARTESIAN BLVD
CALLAHAN, FL 32011

2025

05-1N-25-0000-0002-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6000	PASTURELAND 1	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	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

ARTESIAN BLVD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	07/16/2024 KBA

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	14,410
TOTAL LAND VALUE - MARKET	1,338,000
TOTAL MARKET VALUE	171,440
SOH/AGL Deduction	0
ASSESSED VALUE	171,440
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	171,440
TOTAL JUST VALUE	1,352,410
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	995,610

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3178	H/AC	3,250	10/24/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2752/1584	11/24/2024	FJ	U	I	11	0
GRANTOR: QUARRIER CURTISS GILB						
GRANTEE: QUARRIER CATHY J ES						
2747/923	10/31/2024	FJ	U	I	11	0
GRANTOR: QUARRIER CURTIS GILBE						
GRANTEE: QUARRIER CATHY J L/						

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	0203	BARN MTL 0	0	0	50	30	1,500.00	SF	13.50	13.50	100	1981	1981	3	20	4,050	
2	0204	BARN MTL 1	0	0	50	40	2,000.00	SF	16.00	16.00	100	1981	1981	3	20	6,400	
3	0681	POLE SHED	0	0	50	18	900.00	SF	15.00	15.00	100	1981	1981	3	20	2,700	
4	0681	POLE SHED	0	0	30	14	420.00	SF	15.00	15.00	100	1981	1981	3	20	1,260	

LAND DESCRIPTION

TOTAL OB/XF 14,410

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	006000	A	PASTURE - HA	0		OR	0.00	0.00	185.00	AC		1.00	1.00	1.00	370.00	370.00	68,450							
2	005400	A	TIMBER 1 N S	0		OR	0.00	0.00	72.00	AC		1.00	1.00	1.00	685.00	685.00	49,320							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	179.00	AC		1.00	1.00	1.00	190.00	190.00	34,010							
4	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	525.00	525.00	5,250							
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	446.00	AC		1.00	1.00	1.00	3,000.00	3,000.00	1,338,000							

REVIEW DATE 04/30/2024 BY KBA Total Acres: 446.00 Total Land Value: 157,030 Market: 1,338,000 Agricultural: 157,030 Common: 0 PRINTED 07/30/2025 BY SYS