PT OF LOT 58
IN OR 2495/1412
EX R/W OR 973/914

ROWELL TOMMIE C
35006 QUAIL ROAD
CALLAHAN, FL 32011

2025

11-1N-24-2180-0058-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	8005.00		

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

33588 WOODS LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	1,447
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	91,447
SOH/AGL Deduction	29,617
ASSESSED VALUE	61,830
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	61,830
TOTAL JUST VALUE	91,447
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	76,530

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26393	ANTENAS	40,000	09/03/2012
B19354	ANTENAS	70,000	01/01/2007
E18710	ELEC OTHER	3,100	01/01/2007
B16022	ANTENAS	51,000	09/01/2005
E017765	NEW CONSTR	0	02/01/2001
B0107909	NEW CONSTR	139,000	01/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2495/1412	8/23/2021	QC	U	V	11	100
GRANTOR: ROWELL CARROLL						
GRANTEE: ROWELL TOMMIE C						
0576/1229	8/14/1989	WD	Q	V		14,500
GRANTOR: JONES NANCIE K						
GRANTEE: ROWELL CARROLL & J						

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	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2001	2001	3	52	312	
2	0430	CL FNC 6B	0	0	0	0	225.00	LF	9.70	9.70	100	2001	2001	3	52	1,135	

LAND DESCRIPTION

TOTAL OB/XF 1,447

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	000100	C	RES	0	0006	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	90,000							

REVIEW DATE 06/15/2022 BY TWA Total Acres: 3.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/30/2025 BY SYS