PT OF SW1/4 OF SW1/4
IN OR 2534/1640
ESMT IN OR 2620-649

CLANTON DAVID
35023 QUAIL ROAD
CALLAHAN, FL 32011

2025

14-2N-24-0000-0004-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

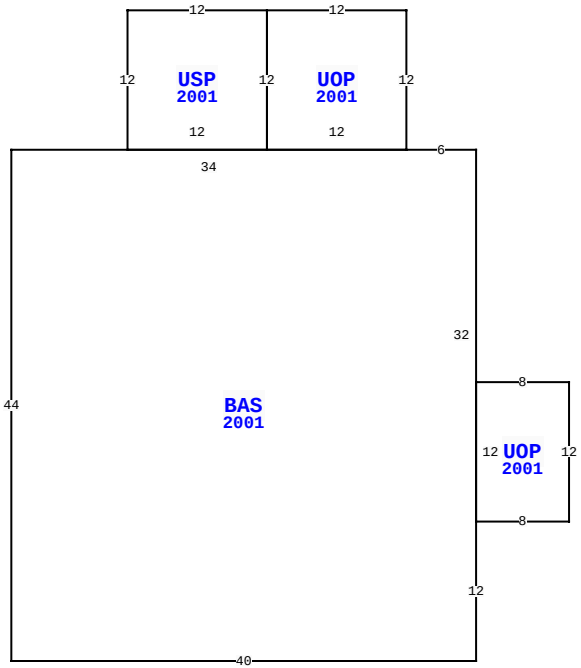
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,760	100	2001	1,760	260,899
UOP	96	20	2001	19	2,816
UOP	144	20	2001	29	4,299
USP	144	30	2001	43	6,374
TOTALS	2,144			1,851	274,389

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,851	119.4669	157.70	291,903	2001	2011	0	0	0	6.00	94.00

1 SNGL FAM – 100% - 2023 Heated Area: 1760 HX Base Yr



35023 QUAIL RD, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		274,389
TOTAL MARKET OB/XF VALUE		6,812
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		371,201
SOH/AGL Deduction		54,780
ASSESSED VALUE		316,421
TOTAL EXEMPTION VALUE	13	316,421
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		371,201
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		343,215

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2534/1640	1/28/2022	WD	Q	I	05	340,000
GRANTOR: COPE MORGAN & KATHY						
GRANTEE: CLANTON DAVID						
1188/0335	11/12/2003	WD	U	I	07	100
GRANTOR: COPE MORGAN & KATHY						
GRANTEE: COPE MORGAN & KATHY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W6 UOP=[YR=2001] N12 W12 USP=[YR=2001] W12 S12 E12 N12$ S12 E12$ W34 S44 E40 N12 UOP=[YR=2001] E8 N12 W8 S12$ N32$.

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	0350	CARPORT WD	0	100	30	24	720.00	SF	10.40	10.40	100	2001	2001	3	20	1,498	
2	0681	POLE SHED	0	100	36	16	576.00	SF	15.00	15.00	100	2000	2000	3	27	2,333	
3	0681	POLE SHED	0	100	46	16	736.00	SF	15.00	15.00	100	2000	2000	3	27	2,981	

LAND DESCRIPTION

TOTAL OB/XF 6,812

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	100	0007	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	90,000							

REVIEW DATE 05/06/2024 BY WWA Total Acres: 3.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/30/2025 BY SYS