PT OF SW1/4 OF NW1/4
PT OR 754/726
EX R/W OR 247/154

DUTTON DONALD D
35808 QUAIL ROAD
CALLAHAN, FL 32011

2025

19-2N-25-0000-0028-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

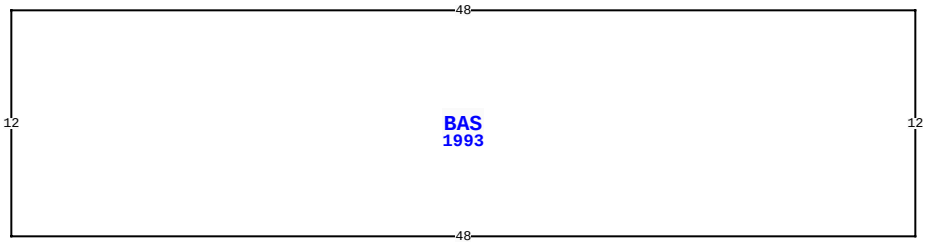
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	1993	576	11,972
TOTALS	576			576	11,972

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	576	86.6000	69.28	39,905	1970	1970	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 576 HX Base Yr



35808 QUAIL RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	11,972
TOTAL MARKET OB/XF VALUE	13,874
TOTAL LAND VALUE - MARKET	209,040
TOTAL MARKET VALUE	234,886
SOH/AGL Deduction	79,446
ASSESSED VALUE	155,440
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	155,440
TOTAL JUST VALUE	234,886
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	217,309

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0754/0726	3/19/1996	WD	U	I	18	100
GRANTOR: DUTTON GEORGE WALLACE						
GRANTEE: DUTTON DONALD D						
0137/0606	1/01/1972	WD	U	V		6,700
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S12 E48 N12$.

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	0510	GARAGE WD-	0	0	0	0	1,982.00	SF	35.00	35.00	100	1970	1970	3	20	13,874	

LAND DESCRIPTION

TOTAL OB/XF 13,874

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	10.72	AC		1.00	1.00	1.00	19,500.00	19,500.00	209,040							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 10.72 Total Land Value: 209,040 Market: 0 Agricultural: 0 Common: 209,040 PRINTED 07/30/2025 BY SYS