PT W1/2 OF NE1/4
IN OR 2466/838

WKC HOLDINGS LLC
960194 GATEWAY BLVD STE 101
FERNANDINA BEACH, FL 32034

2025

23-2N-24-0000-0001-0090

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

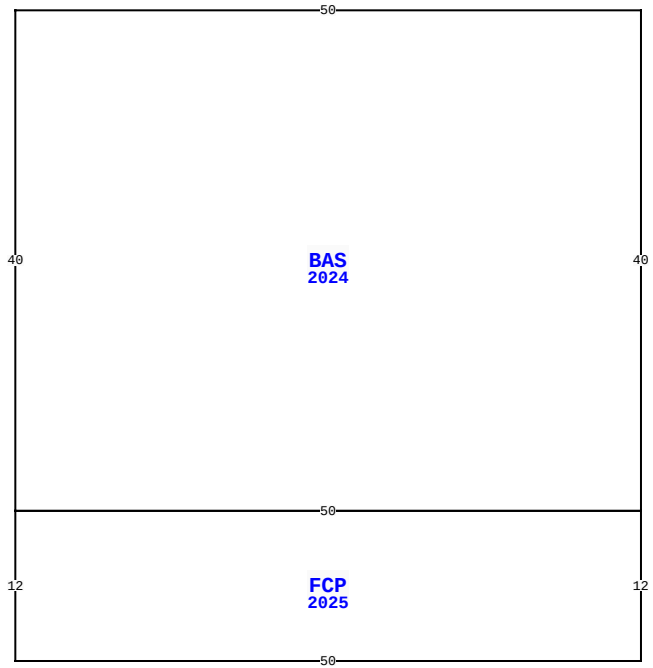
DOR CODE 5500 TIMBERLAND 80-89
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,000	100	2024	2,000	41,283
FCP	600	25	2025	150	3,097
TOTALS	2,600			2,150	44,380

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,150	56.3500	20.85	44,828	2024	2024	0	0	0	1.00	99.00

1 GARAGE RES – 0% - 2025 Heated Area: 2000 HX Base Yr



35385 QUAIL RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	06/10/2025 KBA

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	44,380
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	210,000
TOTAL MARKET VALUE	143,652
SOH/AGL Deduction	0
ASSESSED VALUE	143,652
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	143,652
TOTAL JUST VALUE	254,380
NCON VALUE	44,380
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	133,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240005678	ADDING POLE BARN	0	05/09/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2466/0838	5/21/2021	WD	Q	V	01	150,000

GRANTOR: G&H LAND & TIMBER INV
GRANTEE: WKC HOLDINGS LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=30,10] E50 S40 W50 N40 $
FCP=[YR=2025;ORIG=30,50] S12 E50 N12 W50 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	3.75	AC		1.00	1.00	0.90	525.00	472.50	1,772							
2	009910	M	MARKET VALUE	0		OR	0.00	0.00	3.75	AC		1.00	1.00	1.00	30,000.00	30,000.00	112,500							
3	005000	C	AGRICULTURAL	0		OR	0.00	0.00	3.25	AC		1.00	1.00	1.00	30,000.00	30,000.00	97,500							

REVIEW DATE 11/15/2024 BY WWA Total Acres: 7.00 Total Land Value: 99,272 Market: 112,500 Agricultural: 1,772 Common: 97,500 PRINTED 07/30/2025 BY SYS