

PT OF W1/2 OF NE1/4
LYING SOUTH OF QUAIL ROAD
IN OR 2785/1921

CARVER RICHARD T & HOLLY R
35378 QUAIL RD
CALLAHAN, FL 32011

2025

23-2N-24-0000-0001-0240



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	5501	TIMBER 2-2 SI 80-89
MAP NUM		MKT AREA 08

Quality	03	Quality Level 03		
DOR CODE	5501	TIMBER 2-2 SI 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	2,706	100	2022	2,706	424,494
FGR	910	55	2022	500	78,436
FOP	339	30	2022	102	16,001
FOP	627	30	2022	188	29,492
FST	149	55	2022	82	12,863
TOTALS	4,731			3,578	561,285
EXTRA FEATURES					

LAND DESCRIPTION																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	005000	C	AGRICULTURAL	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	19,500
2	005000	C	AGRICULTURAL	100		OR	0.00	0.00	7.50	AC		1.00	1.00	1.00	19,500.00	19,500.00	146,250
3	009530	C	POND	100					7.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	17,500
4	005501	A	TIMBER 2 P S	0		OR	0.00	0.00	6.50	AC		1.00	1.00	1.00	515.00	515.00	3,348
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	6.50	AC		1.00	1.00	1.00	14,500.00	14,500.00	94,250

REVIEW DATE 06/02/2025 BY WWA																	
Total Acres: 22.00 Total Land Value: 186,598																	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0500	01	3,578	100.8000	159.26	569,832	2022	2022	0	0	0	1.50	98.50	
1 SFR CUST - 100% - 2023 Heated Area: 2706 HX Base Yr 2023													
35378 QUAIL RD, CALLAHAN													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/21/2025 01/17/2025 MLU KBA													

TOTAL OB/XF 58,291													

NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		644,683	
TOTAL MARKET OB/XF VALUE		58,291	
TOTAL LAND VALUE - MARKET		277,500	
TOTAL MARKET VALUE		889,572	
SOH/AGL Deduction		233,917	
ASSESSED VALUE		655,655	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		604,933	
TOTAL JUST VALUE		980,474	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		870,067	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230005679	POLE BARN	149,580	05/02/2023
22017006	SWIM POOL	61,000	11/16/2022
21008657	CO ISSUED	0	10/14/2022
21012315	NEW CONSTR	413,382	09/15/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2785/1921	5/07/2025	WD	U	I	11	100	
GRANTOR: CARVER RICHARD T & HO							
GRANTEE: CARVER RICHARD T &							
2350/1810	2/05/2020	WD	Q	V	02	220,000	
GRANTOR: G&H LAND & TIMBER INV							
GRANTEE: CARVER RICHARD T &							

BUILDING NOTES																	
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BUILDING DIMENSIONS
BAS=[YR=2022] W5 N2 W27 FOP=[YR=2022] W13 S11 W21 S15 E21 N2 E13 N24\$ S24 W13 S2 W21 S6 W14 S39 E15 N2 FOP=[YR=2022] E33 FGR=[YR=2022] S7 E15 N2 E12 N32 FST=[YR=2022] N3 W10 N10 W3 S5 W10 S8 E23\$ W23 N4 W4 S31\$ N10 W12 N1 W9 S1 W12 S10\$ N10 E12 N1 E9 S1 E12 N21 E4 N4 E10 N5 E3 S10 E10 N29 E5 N8\$.

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