PT NE1/4 OF SEC 23-2N-24
IN OR 2758/1887
(EX PT IN OR 2724/620)

HORTON RICKY K & HALEY
35409 QUAIL RD
CALLAHAN, FL 32011

**2025**

**23-2N-24-0000-0001-0250**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | | N/A 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 99 | N/A 100 |
| Heating Type | | N/A 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 05 | STEEL 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |

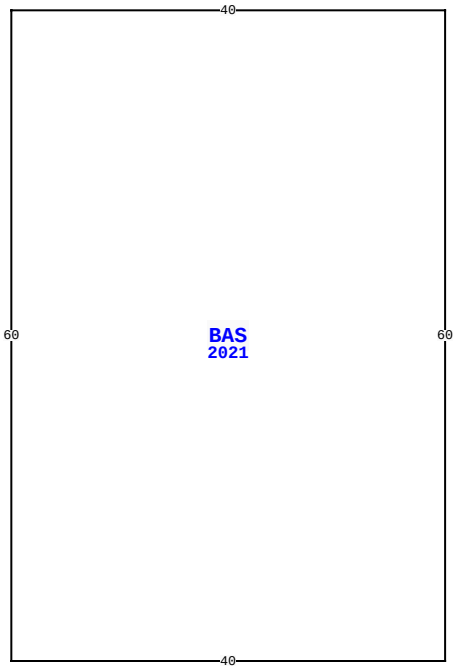
| | | | |
|---|---|---|---|
| DOR CODE | 0700 | MISC RESIDENTIAL | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,400 | 100 | 2021 | 2,400 | 32,222 |
| TOTALS | 2,400 | | | 2,400 | 32,222 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 2,400 | 51.8420 | 19.18 | 46,032 | 2004 | 2004 | 0 | 0 | 0 | 30.00 | 70.00 |

1 GARAGE RES – 0% - 0 Heated Area: 2400 HX Base Yr




35432 QUAIL RD, 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 | 32,222 |
| TOTAL MARKET OB/XF VALUE | 8,937 |
| TOTAL LAND VALUE - MARKET | 85,500 |
| TOTAL MARKET VALUE | 126,659 |
| SOH/AGL Deduction | 18,969 |
| ASSESSED VALUE | 107,690 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 107,690 |
| TOTAL JUST VALUE | 126,659 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 111,641 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B250000268 | NEW SFR - T-4096 | 478,279 | 01/08/2025 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2758/1887 | 12/27/2024 | WD | U | I | 11 | 100 |
| GRANTOR: CARVER RICHARD T & HO | | | | | | |
| GRANTEE: HORTON RICKY K & HA | | | | | | |
| 2513/0478 | 10/27/2021 | WD | U | I | 30 | 30,000 |
| GRANTOR: CARVER RICHARD T & HO | | | | | | |
| GRANTEE: HORTON RICKY K & HA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2021] W40 S60 E40 N60$.

## 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 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 2,692.00 | SF | 4.00 | 4.00 | 100 | 2004 | 2004 | 3 | 83 | 8,937 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,937

| 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 | | OR | 0.00 | 0.00 | 3.80 | AC | | 1.00 | 1.00 | 0.75 | 30,000.00 | 22,500.00 | 85,500 | | | | | | | |

REVIEW DATE 07/07/2025 BY WW Total Acres: 3.80 Total Land Value: 85,500 Market: 0 Agricultural: 0 Common: 85,500 PRINTED 07/30/2025 BY SYS