IN OR 2294/965
BEING "PARCEL A"

COLLINS-SHIVER TRAVIS M & HEATHER
35233 QUAIL RD
CALLAHAN, FL 32011

2025

23-2N-24-0000-0002-0230

BUILDING CHARACTERISTICS

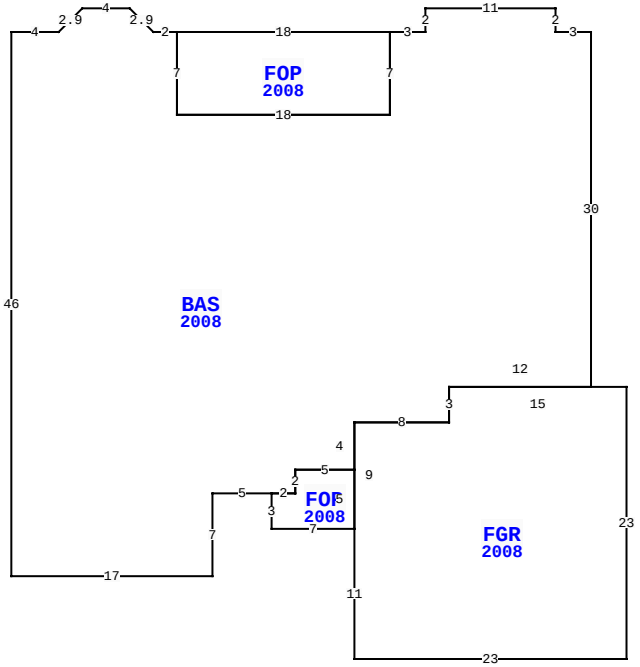
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,772	100	2008	1,772	235,358
FGR	505	55	2008	278	36,924
FOP	31	30	2008	9	1,195
FOP	126	30	2008	38	5,047
TOTALS	2,434			2,097	278,525

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,097	108.7800	143.59	301,108	2008	2008	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2020 Heated Area: 1772 HX Base Yr 2020



35233 QUAIL RD, CALLAHAN

BLD DATE	12/16/2008 JH	LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		278,525
TOTAL MARKET OB/XF VALUE		16,539
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		340,064
SOH/AGL Deduction		204,987
ASSESSED VALUE		135,077
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		84,355
TOTAL JUST VALUE		340,064
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		312,208

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21034	CO ISSUED	250,000	09/22/2008
M13818	MECH OTHER	0	05/01/2008
P13061	OTHER	0	02/01/2008
R11006	REPAIR/RRF	2,500	01/01/2008
B21034	NEW CONSTR	250,000	01/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2294/0965	7/26/2019	WD	Q	I	05	285,000
GRANTOR: THOMAS KONNER E & HAL						
GRANTEE: COLLINS-SHIVER TRAV						
2209/0608	6/29/2018	WD	Q	I	05	259,000
GRANTOR: MCCLINTOCK SHANE & CH						
GRANTEE: THOMAS KONNER E & H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W3 N2 W11 S2 W3 FOP=[YR=2008] W18 S7 E18 N7$ S7 W18 N7 W2 U2 L2 W4 D2 L2 W4 S46 E17 N7 E5 FOP=[YR=2008] S3 E7 FGR=[YR=2008] S11 E23 N23 W15 S3 W8 S9$ N5 W5 S2 W2$ E2 N2 E5 N4 E8 N3 E12 N30$.

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	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2008	2008	3	31	310	
2	0810	CONCRETE A	0	100	0	0	290.00	SF	6.50	6.50	100	2008	2008	3	88	1,659	
3	0940	SHEDS/PORT	0	100	14	14	196.00	SF	30.00	30.00	100	2012	2012	3	50	2,940	
4	0812	CONCRETE C	0	100	0	0	1,740.00	SF	4.00	4.00	100	2010	2010	3	90	6,264	
5	0855	CONC PAVER	0	100	0	0	559.00	SF	10.00	10.00	100	2017	2017	3	96	5,366	

LAND DESCRIPTION

TOTAL OB/XF 16,539

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	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 07/21/2021 BY TWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS