IN OR 2382/1486
EX R/W OR 247/168
EX 9-1 9-2 & 9-3

SCARBROUGH TIMOTHY C & KALIE L
35654 QUAIL RD
CALLAHAN, FL 32011

2025

24-2N-24-0000-0009-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

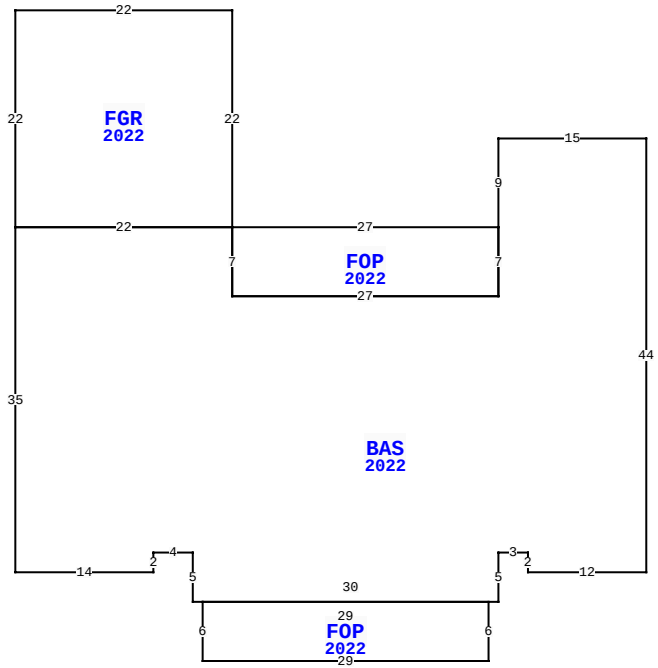
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,265	100	2022	2,265	335,505
FGR	484	55	2022	266	39,401
FOP	174	30	2022	52	7,703
FOP	189	30	2022	57	8,443
TOTALS	3,112			2,640	391,053

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,640	112.8960	149.02	393,413	2022	2022	0	0	0	0.60	99.40

1 SNGL FAM – 100% - 2023 Heated Area: 2265 HX Base Yr 2023



35654 QUAIL RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		407,733
TOTAL MARKET OB/XF VALUE		1,980
TOTAL LAND VALUE - MARKET		87,150
TOTAL MARKET VALUE		496,863
SOH/AGL Deduction		24,224
ASSESSED VALUE		472,639
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		421,917
TOTAL JUST VALUE		496,863
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		464,721

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230013520	720 SQ FT SHED	46,216	10/20/2023
22001482	CO ISSUED	0	01/26/2022
21006119	NEW CONSTR	306,708	05/13/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2382/1486	7/30/2020	QC	U	V	11	42,000
GRANTOR: GINDER ANDREE M & ROB						
GRANTEE: SCARBROUGH TIMOTHY						
2049/0543	5/27/2016	WD	U	V	37	20,000
GRANTOR: STRATTON HARRY						
GRANTEE: GINDER ANDREE M & R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W15 S9 FOP=[YR=2022] W27 S7 E27 N7$ S7 W27 N7
FGR=[YR=2022] N22 W22 S22 E22$ W22 S35 E14 N2 E4 S5 E1
FOP=[YR=2022] S6 E29 N6 W29$ E30 N5 E3 S2 E12 N44$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	99	1,980	

LAND DESCRIPTION

TOTAL OB/XF 1,980

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	2.49	AC		1.00	1.00	1.00	35,000.00	35,000.00	87,150							

REVIEW DATE 02/13/2024 BY WW Total Acres: 2.49 Total Land Value: 87,150 Market: 0 Agricultural: 0 Common: 87,150 PRINTED 07/30/2025 BY SYS

IN OR 2382/1486
EX R/W OR 247/168
EX 9-1 9-2 & 9-3

SCARBROUGH TIMOTHY C & KALIE L
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CALLAHAN, FL 32011

2025

24-2N-24-0000-0009-0000

NASSAU COUNTY PROPERTY

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

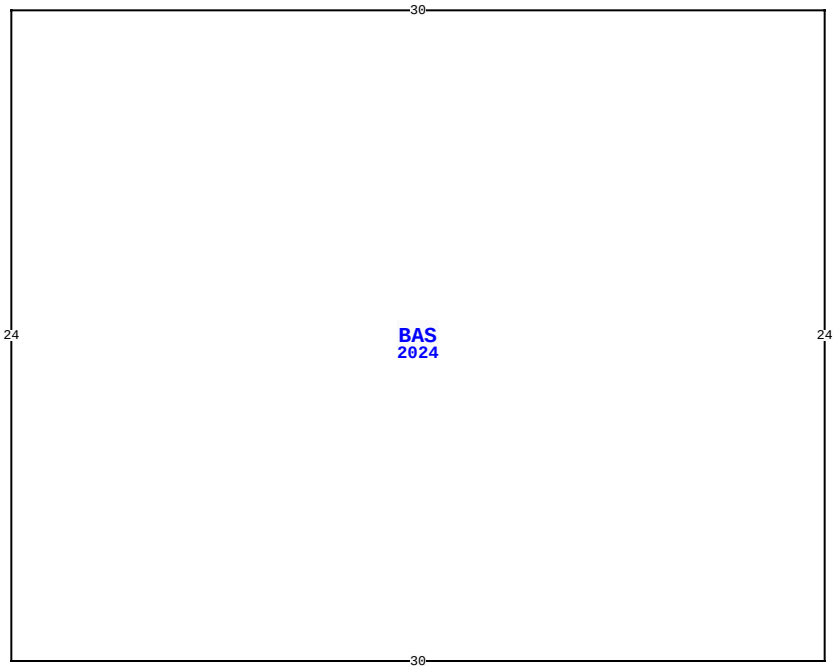
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	2024	720	16,680
TOTALS	720			720	16,680

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	720	63.2500	23.40	16,848	2023	2023	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2024 Heated Area: 720 HX Base Yr 2023



35654 QUAIL RD, CALLAHAN

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PREVIOUS YEAR MKT VALUE		464,721

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GRANTEE: SCARBROUGH TIMOTHY						
2049/0543	5/27/2016	WD	U	V	37	20,000
GRANTOR: STRATTON HARRY						
GRANTEE: GINDER ANDREE M & R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E30 S24 W30 N24 $
.

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

REVIEW DATE 02/13/2024 BY WW Total Acres: 2.49 Total Land Value: 87,150 Market: 0 Agricultural: 0 Common: 87,150 PRINTED 07/30/2025 BY SYS