PT SEC 24-2N-24E
IN OR 2382/465
(EX PT IN OR 2611/470)

JOHNSON TAMMY R
35739 QUAIL ROAD
CALLAHAN, FL 32011

2025

24-2N-24-0000-0011-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

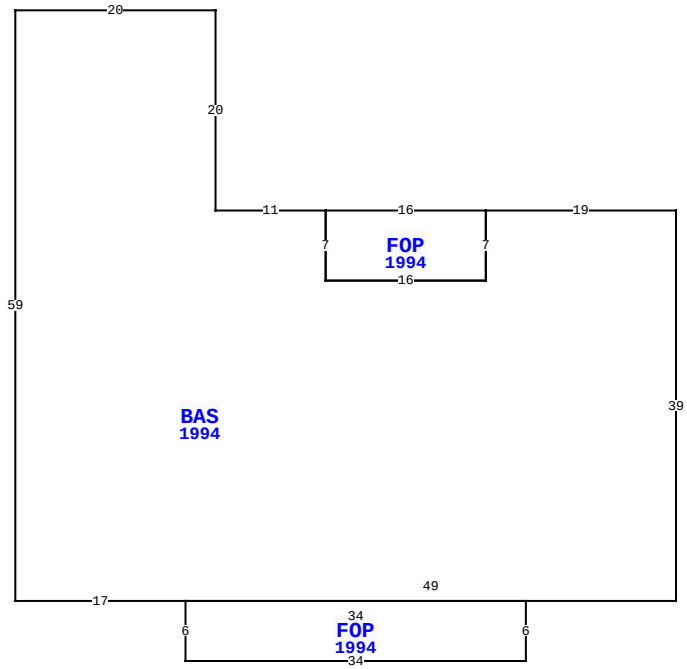
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,862	100	1994	2,862	343,410
FOP	112	30	1994	34	4,079
FOP	204	30	1994	61	7,319
TOTALS	3,178			2,957	354,808

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,957	103.5880	136.74	404,340	1994	1999	0	0	0	12.25	87.75

1 SNGL FAM – 100% - 1995 Heated Area: 2862 HX Base Yr 1995



35739 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		354,808
TOTAL MARKET OB/XF VALUE		7,313
TOTAL LAND VALUE - MARKET		111,900
TOTAL MARKET VALUE		474,021
SOH/AGL Deduction		284,337
ASSESSED VALUE		189,684
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		138,962
TOTAL JUST VALUE		474,021
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		412,517

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1413789	REPAIR/RRF	14,000	01/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2382/0465	7/11/2020	QC	U	I	11	100
GRANTOR: JOHNSON JOHN K III &						
GRANTEE: JOHNSON TAMMY R						
2376/1688	7/11/2020	QC	U	I	11	100
GRANTOR: JOHNSON JOHN K III &						
GRANTEE: JOHNSON TAMMY R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W19 FOP=[YR=1994] W16 S7 E16 N7 $ S7 W16 N7 W11 N20 W20 S59 E17 FOP=[YR=1994] S6 E34 N6 W34 $ E49 N39 $.

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	1994	1994	3	74	1,480	
2	0812	CONCRETE C	0	100	0	0	1,736.00	SF	4.00	4.00	100	2005	2005	3	84	5,833	

LAND DESCRIPTION

TOTAL OB/XF 7,313

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	3.73	AC		1.00	1.00	1.00	30,000.00	30,000.00	111,900							

REVIEW DATE 08/08/2023 BY WW Total Acres: 3.73 Total Land Value: 111,900 Market: 0 Agricultural: 0 Common: 111,900 PRINTED 07/30/2025 BY SYS