PT OF NE1/4
IN OR 2425/970

DAVIS JOEL & KRISTY
35742 QUAIL ROAD
CALLAHAN, FL 32011

2025

24-2N-24-0000-0012-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

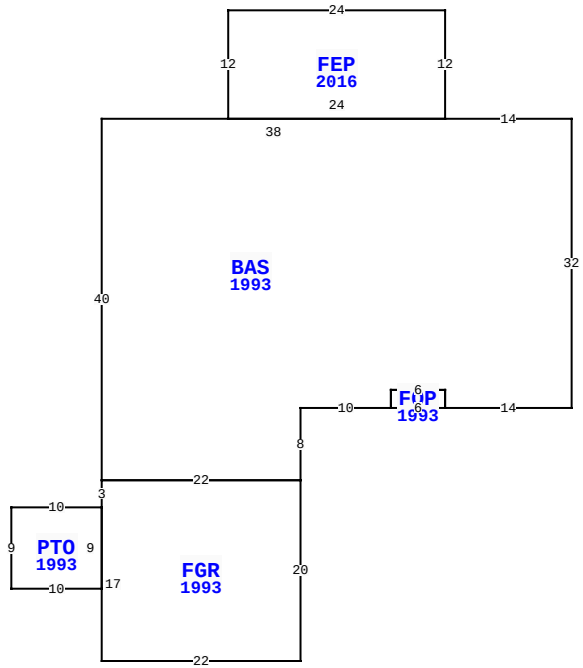
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,828	100	1993	1,828	238,924
FEP	288	80	2016	230	30,062
FGR	440	55	1993	242	31,630
FOP	12	30	1993	4	523
PTO	90	5	1993	4	523
TOTALS	2,658			2,308	301,661

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,308	118.5800	156.53	361,271	1977	2002	0	0	0	16.50	83.50

1 SNGL FAM – 100% - 2022 Heated Area: 1828 HX Base Yr 2022



35742 QUAIL RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		301,661
TOTAL MARKET OB/XF VALUE		38,530
TOTAL LAND VALUE - MARKET		36,450
TOTAL MARKET VALUE		376,641
SOH/AGL Deduction		139,590
ASSESSED VALUE		237,051
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		186,329
TOTAL JUST VALUE		376,641
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		353,206

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018489	REMODEL	18,954	12/15/2022
R1700479	REPAIR/RRF	10,600	01/01/2017
B24862	REMODEL	12,730	06/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2425/0970	1/04/2021	TD	Q	I	01	279,900
GRANTOR: FL LAND TRST NO 35742						
GRANTEE: DAVIS JOEL & KRISTY						
2349/0746	3/23/2020	CT	U	I	18	140,500
GRANTOR: CLERK OF COURT						
GRANTEE: FLORIDA LAND TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 FEP=[YR=2016] N12 W24 S12 E24$ W38 S40
FGR=[YR=1993] S3 PTO=[YR=1993] W10 S9 E10 N9$ S17 E22 N20
W22$ E22 N8 E10 FOP=[YR=1993] E6 N2 W6 S2$ N2 E6 S2 E14 N32$.

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	100	0	0	1,715.00	SF	4.00	4.00	100	1977	1977	3	27	1,852	
2	0350	CARPORT WD	0	100	12	60	720.00	SF	13.00	13.00	100	1977	1977	3	20	1,872	
3	0940	SHEDS/PORT	0	100	10	16	160.00	SF	30.00	30.00	100	1975	1975	3	20	960	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1977	1977	3	38	1,330	
5	0861	POOL GUNIT	0	100	0	0	550.00	SF	85.00	85.00	100	2010	2010	3	56	26,180	
6	0845	KOOL DECK	0	100	0	0	640.00	SF	7.25	7.25	100	2010	2010	3	90	4,176	
7	0681	POLE SHED	0	100	12	15	180.00	SF	15.00	15.00	100	2008	2008	3	48	1,296	
8	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	1998	1998	3	20	864	

LAND DESCRIPTION

TOTAL OB/XF 38,530

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	0.81	AC		1.00	1.00	1.00	45,000.00	45,000.00	36,450							

REVIEW DATE 01/10/2023 BY WW Total Acres: 0.81 Total Land Value: 36,450 Market: 0 Agricultural: 0 Common: 36,450 PRINTED 07/30/2025 BY SYS