SW1/4 OF SW1/4 SEC 35,
PT SE1/4 OF SE1/4
SEC 34-3N-24E & PT NE1/4 OF

65 AC SHAFFER ROAD LLC
11836 HIDDEN HILLS DRIVE
JACKSONVILLE, FL 32225

2025

35-3N-24-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

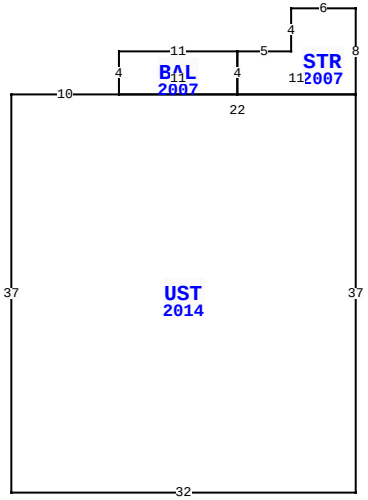
ELEMENT	CD	CONSTRUCTION
Exterior Wall	24	CORG METAL 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0700	MISC RESIDENTIAL
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

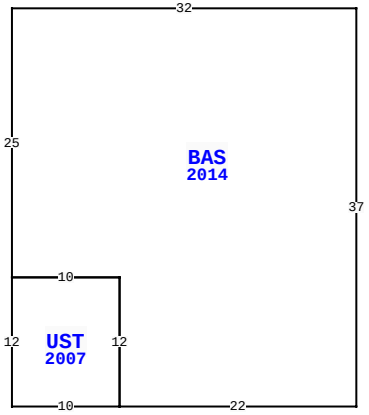
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	44	15	2007	7	74
BAS	1,064	100	2014	1,064	11,338
STR	68	10	2007	7	74
UST	120	45	2007	54	575
UST	1,184	45	2014	533	5,680
TOTALS	2,480			1,665	17,742

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,665	48.0000	17.76	29,570	2000	2000	0	0	0	40.00	60.00

1 GARAGE RES – 0% - 2023 Heated Area: 1064 HX Base Yr





36232 SHAFFER 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: 4	Tax Dist:
BUILDING MARKET VALUE	17,742
TOTAL MARKET OB/XF VALUE	3,744
TOTAL LAND VALUE - MARKET	358,765
TOTAL MARKET VALUE	380,251
SOH/AGL Deduction	0
ASSESSED VALUE	380,251
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	380,251
TOTAL JUST VALUE	380,251
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	347,616

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12896	MECH OTHER	0	05/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2599/0320	10/18/2022	WD	U	I	11	100
GRANTOR: ALTHEEB BALIGH						
GRANTEE: AC SHAFFER ROAD LLC						
2544/0149	2/22/2022	WD	Q	V	01	560,000
GRANTOR: SHAFFER ROAD LLC						
GRANTEE: ALTHEEB BALIGH						

BUILDING NOTES

BUILDING DIMENSIONS

STR=[YR=2007] W6 S4 W5 BAL=[YR=2007] W11 S4 UST=[YR=2014] W10 S37 E32 N37 W22 $ E11 N4$ S4 E11 N8$ PTR=E20 BAS=[YR=2014] E32 S37 W22 UST=[YR=2007] W10 N12 E10 S12$ N12 W10 N25$ W20$.

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	0811	CONCRETE B	0	0	30	32	960.00	SF	5.20	5.20	100	1999	1999	3	75	3,744	

LAND DESCRIPTION

TOTAL OB/XF 3,744

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	0007	OR	0.00	0.00	65.23	AC		1.00	1.00	1.00	5,500.00	5,500.00	358,765							

REVIEW DATE 04/19/2022 BY TWA Total Acres: 65.23 Total Land Value: 358,765 Market: 0 Agricultural: 0 Common: 358,765 PRINTED 07/30/2025 BY SYS