PT OF NE1/4 OF SEC 23-2N-24
IN OR 2785/1919
ESMT OR 2513/478

CARVER HEATHER R
35428 QUAIL RD
CALLAHAN, FL 32011

2026

23-2N-24-0000-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

QUAIL RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	04/21/2026 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	2,880
TOTAL LAND VALUE - MARKET	108,080
TOTAL MARKET VALUE	4,405
SOH/AGL Deduction	0
ASSESSED VALUE	4,405
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,405
TOTAL JUST VALUE	110,960
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	120,896

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B260000332	PRIVATE PROVIDER	470,414	01/13/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2785/1919	5/07/2025	WD	U	V	11	100
GRANTOR: CARVER RICHARD T & HO						
GRANTEE: CARVER HEATHER R						
2724/620	7/10/2024	WD	U	I	11	100
GRANTOR: HORTON RICKY K & HALE						
GRANTEE: CARVER RICHARD & HO						

BUILDING NOTES

BUILDING DIMENSIONS

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
2	0351	CARPORT MT	0	0	40	30	1,200.00	SF	10.00	10.00	100	2007	2007	3	24	2,880	

LAND DESCRIPTION

TOTAL OB/XF 2,880

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	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	3.86	AC		1.00	1.00	1.00	395.00	395.00	1,525							
2	009910	M	MARKET VALUE	0		OR	0.00	0.00	3.86	AC		1.00	1.00	1.00	28,000.00	28,000.00	108,080							

REVIEW DATE 03/27/2026 BY WW Total Acres: 3.86 Total Land Value: 1,525 Market: 108,080 Agricultural: 1,525 Common: 0 PRINTED 07/09/2026 BY SYS