PT OF NE1/4 OF SEC 23-2N-24E
IN OR 2619/1902 & ESMT IN
OR 1539/108,2634-22 (EX ESMT AGM

WILLARD QUINTON N L/E/
35101 CHESTNUT LANE
CALLAHAN, FL 32011

**2026**

**23-2N-24-0000-0001-0060**

# NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

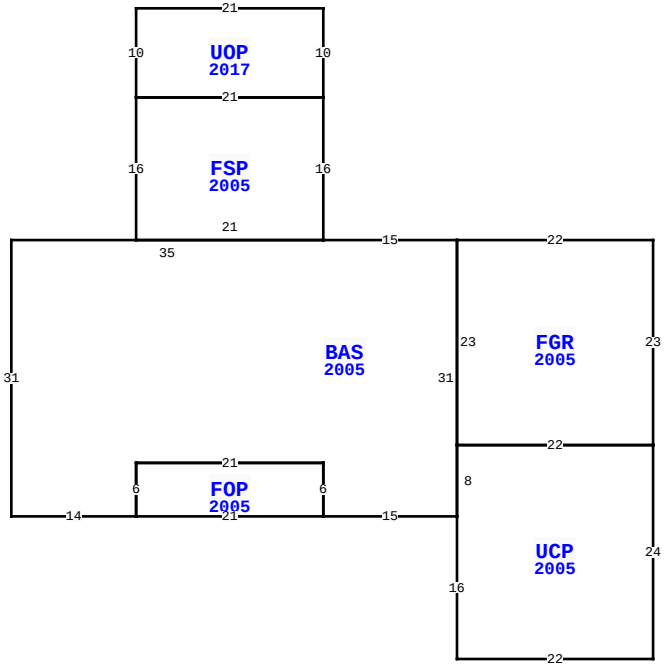
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| 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 | 1,424 | 100 | 2005 | 1,424 | 154,266 |
| FGR | 506 | 55 | 2005 | 278 | 30,116 |
| FOP | 126 | 30 | 2005 | 38 | 4,117 |
| FSP | 336 | 40 | 2005 | 134 | 14,516 |
| UCP | 528 | 20 | 2005 | 106 | 11,484 |
| UOP | 210 | 20 | 2017 | 42 | 4,550 |
| TOTALS | 3,130 | | | 2,022 | 219,048 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,022 | 121.3828 | 127.45 | 257,704 | 2005 | 2005 | 0 | 0 | 0 | 15.00 | 85.00 |

1 SINGLE FAM 100% - 2006 Heated Area: 1424 HX Base Yr 2006




35101 CHESTNUT LN, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/08/2026 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 219,048 |
| TOTAL MARKET OB/XF VALUE | | 12,211 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 316,259 |
| SOH/AGL Deduction | | 154,600 |
| ASSESSED VALUE | | 161,659 |
| TOTAL EXEMPTION VALUE | HX HB WR SX | 106,411 |
| BASE TAXABLE VALUE | | 55,248 |
| TOTAL JUST VALUE | | 316,259 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 311,550 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22016169 | REPAIR/RRF | 30,000 | 10/27/2022 |
| E14504 | ELEC OTHER | 2,000 | 03/01/2005 |
| R07330 | REPAIR/RRF | 3,500 | 03/01/2005 |
| B14738 | NEW CONSTR | 113,183 | 03/01/2005 |
| M09421 | MECH OTHER | 0 | 03/01/2005 |
| P09151 | OTHER | 0 | 03/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2619/1902 | 2/17/2023 | LE | U | I | 11 | 100 |
| GRANTOR: WILLARD QUINTON N | | | | | | |
| GRANTEE: BEASLEY CYNTHIA B & | | | | | | |
| 0899/1508 | 9/17/1999 | WD | U | V | 07 | 12,000 |
| GRANTOR: MIZELL CLYDE J & WALK | | | | | | |
| GRANTEE: CONWAY WALTER W & D | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FGR=[YR=2005] W22 BAS=[YR=2005] W15 FSP=[YR=2005] N16
UOP=[YR=2017] N10 W21 S10 E21$ W21 S16 E21$ W35 S31 E14
FOP=[YR=2005] E21 N6 W21 S6$N6 E21 S6 E15 UCP=[YR=2005] S16
E22 N24 W22 S8$ N31$ S23 E22 N23$ .

## 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 | 0300 | BOAT DCK W | 0 | 100 | 0 | 0 | 504.00 | SF | 40.00 | 40.00 | 100 | 2005 | 2005 | 3 | 32 | 6,451 | |
| 2 | 0203 | BARN MTL 0 | 0 | 100 | 40 | 20 | 800.00 | SF | 18.00 | 18.00 | 100 | 2007 | 2007 | 3 | 40 | 5,760 | |

## LAND DESCRIPTION

TOTAL OB/XF 12,211

| 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 | 0007 | OR | 0.00 | 0.00 | 2.50 | AC | | 1.00 | 1.00 | 1.00 | 34,000.00 | 34,000.00 | 85,000 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.50 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS