PT OF W1/2 OF NE1/4
LYING SOUTH OF QUAIL ROAD
IN OR 2785/1921

CARVER RICHARD T & HOLLY R
35378 QUAIL RD
CALLAHAN, FL 32011

2026

23-2N-24-0000-0001-0240

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 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		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

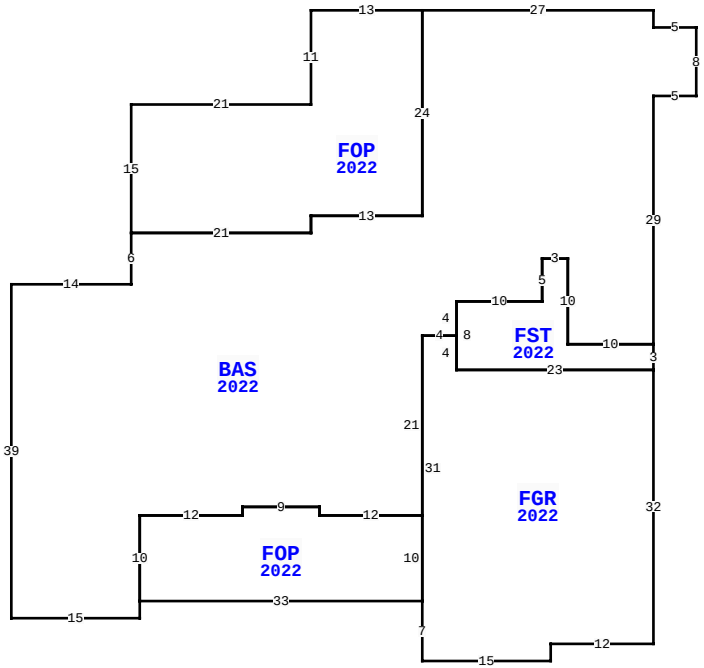
DOR CODE 5501 TIMBER 2-2 SI 80-89
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,706	100	2022	2,706	442,607
FGR	910	55	2022	500	81,783
FOP	339	30	2022	102	16,684
FOP	627	30	2022	188	30,750
FST	149	55	2022	82	13,412
TOTALS	4,731			3,578	585,236

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,578	100.8000	167.33	598,707	2022	2022	0	0	0	2.25	97.75

1 SFR CUST 100% - 2023 Heated Area: 2706 HX Base Yr 2023



35378 QUAIL RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	04/21/2026 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		672,245
TOTAL MARKET OB/XF VALUE		51,980
TOTAL LAND VALUE - MARKET		205,360
TOTAL MARKET VALUE		801,946
SOH/AGL Deduction		196,898
ASSESSED VALUE		605,048
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		553,637
TOTAL JUST VALUE		929,585
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,001,414

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230005679	POLE BARN	149,580	05/02/2023
22017006	SWIM POOL	61,000	11/16/2022
21008657	CO ISSUED	0	10/14/2022
21012315	NEW CONSTR	413,382	09/15/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2785/1921	5/07/2025	WD	U	I	11	100
GRANTOR: CARVER RICHARD T & HO						
GRANTEE: CARVER RICHARD T &						
2350/1810	2/05/2020	WD	Q	V	02	220,000
GRANTOR: G&H LAND & TIMBER INV						
GRANTEE: CARVER RICHARD T &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W5 N2 W27 FOP=[YR=2022] W13 S11 W21 S15 E21 N2 E13 N24$ S24 W13 S2 W21 S6 W14 S39 E15 N2 FOP=[YR=2022] E33 FGR=[YR=2022] S7 E15 N2 E12 N32 FST=[YR=2022] N3 W10 N10 W3 S5 W10 S8 E23$ W23 N4 W4 S31$ N10 W12 N1 W9 S1 W12 S10$ N10 E12 N1 E9 S1 E12 N21 E4 N4 E10 N5 E3 S10 E10 N29 E5 N8$.

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	2022	2022	3	99	1,980	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2024	2023	04	100	50,000	

LAND DESCRIPTION

TOTAL OB/XF 51,980

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	005000	C	AGRICULTURAL	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							
2	005000	C	AGRICULTURAL	100		OR	0.00	0.00	3.10	AC		1.00	1.00	1.00	13,000.00	13,000.00	40,300							
3	009530	C	POND	100		OR	0.00	0.00	7.68	AC		1.00	1.00	1.00	2,500.00	2,500.00	19,200							
4	005501	A	TIMBER 2 P S	0		OR	0.00	0.00	7.40	AC		1.00	1.00	1.00	515.00	515.00	3,811							
5	005010	A	SERVICE ACRE	100		OR	0.00	0.00	2.82	AC		1.00	1.00	1.00	500.00	500.00	1,410							
6	009910	M	MARKET VALUE	0		OR	0.00	0.00	10.22	AC		1.00	1.00	1.00	13,000.00	13,000.00	132,860							

REVIEW DATE 06/02/2025 BY WWA Total Acres: 22.00 Total Land Value: 77,721 Market: 132,860 Agricultural: 5,221 Common: 72,500 PRINTED 07/09/2026 BY SYS

PT OF W1/2 OF NE1/4
LYING SOUTH OF QUAIL ROAD
IN OR 2785/1921

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35378 QUAIL RD
CALLAHAN, FL 32011

2026

23-2N-24-0000-0001-0240

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

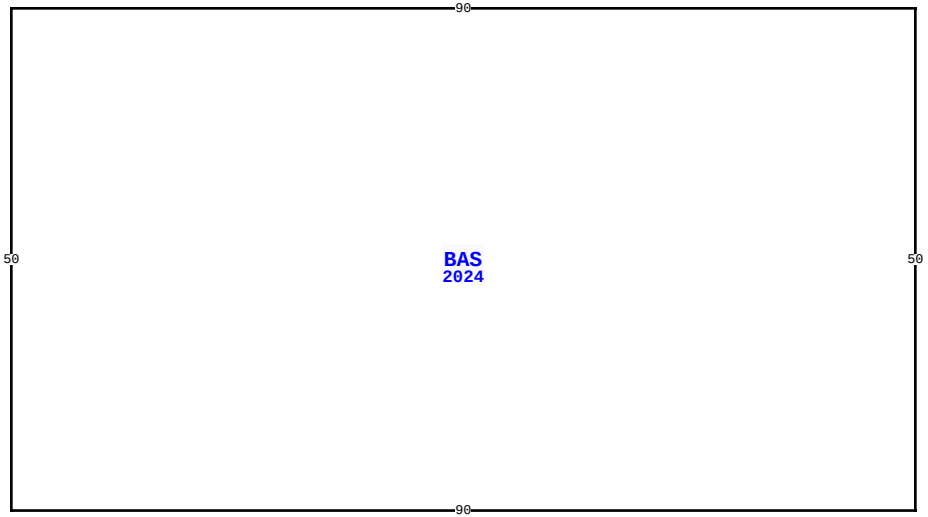
DOR CODE 5501 TIMBER 2-2 SI 80-89
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,500	100	2024	4,500	87,009
TOTALS	4,500			4,500	87,009

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	4,500	50.6000	19.73	88,785	2023	2023	0	0	0	2.00	98.00

2 GARAGE RES 100% - 2024 Heated Area: 4500 HX Base Yr 2023



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GRANTOR: G&H LAND & TIMBER INV						
GRANTEE: CARVER RICHARD T &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=-10,-10] E90 S50 W90 N50 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 06/02/2025 BY WWA Total Acres: 22.00 Total Land Value: 77,721 Market: 132,860 Agricultural: 5,221 Common: 72,500 PRINTED 07/09/2026 BY SYS