

LOT 6 & PARCELS 1-13 & 1-14
IN OR 1172/1250 & 1187/1360
QUAIL ROAD ESTATES PB 5/312

BEASLEY CHRISTOPHER & CYNTHIA
35439 QUAIL ROAD
CALLAHAN, FL 32011

2026

23-2N-24-1791-0006-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
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	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

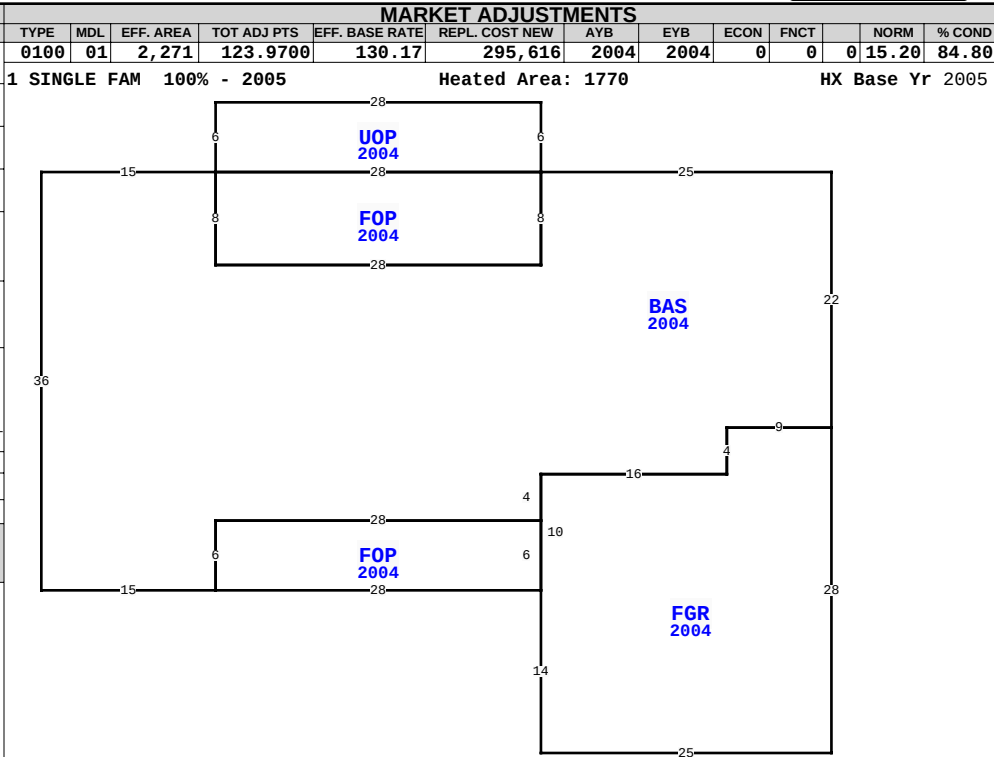
MAP NUM		MKT AREA	08
---------	--	----------	----

NEIGHBORHOOD/LOC	8001.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,770	100	2004	1,770	195,380
FGR	636	55	2004	350	38,635
FOP	168	30	2004	50	5,520
FOP	224	30	2004	67	7,395
UOP	168	20	2004	34	3,753

TOTALS	2,966			2,271	250,682
--------	-------	--	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
2	0300	BOAT DCK W	0	100	0	0	400.00	SF	40.00		
3	1242	WD DECK A	0	100	8	8	64.00	SF	10.00		
4	0351	CARPORT MT	0	100	30	24	720.00	SF	10.00		



35439 QUAIL RD, CALLAHAN

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/08/2026 MLU

NASSAU COUNTY PROPERTY										PAGE 1 of 1	6
VALUATION SUMMARY											

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		250,682
TOTAL MARKET OB/XF VALUE		6,277
TOTAL LAND VALUE - MARKET		77,280
TOTAL MARKET VALUE		334,239
SOH/AGL Deduction		156,202
ASSESSED VALUE		178,037
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		126,626
TOTAL JUST VALUE		334,239
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		335,820

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311755	NEW CONSTR	138,214	09/01/2003
8818	MH MOVE-ON	17,900	02/24/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1172/1250	9/17/2003	WD	U	I	07		100

GRANTOR: BEASLEY CHRIS P & CIN
GRANTEE: BEASLEY CHRISTOPHE
0659/0726 5/26/1992 WD Q V 18,000
GRANTOR: MIZELL W DORMAN
GRANTEE: BEASLEY CHRIS & C

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS
BAS=[YR=2004] W25 UOP=[YR=2004] N6 W28 S6 E28\$
FOP=[YR=2004] W28 S8 E28 N8 \$ S8 W28 N8 W15 S36 E15
FOP=[YR=2004] E28 FGR=[YR=2004] S14 E25 N28 W9 S4 W16 S10 \$
N6 W28 S6 \$ N6 E28 N4 E16 N4 E9 N22 \$.

LAND DESCRIPTION										TOTAL OB/XF										6,277									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	1.01	AC		1.00	1.00	1.00	28,000.00	28,000.00	28,280												
2	000100	C	RES	100	0006	OR	0.00	0.00	2.50	AC		1.00	1.00	0.70	28,000.00	19,600.00	49,000												