

LOT 1
OAKRIDGE FARMS OR 2440/1449
ESMT IN OR 2544-1706, OR 2597-11

ELLIS BRENT C & TENIA R
35312 QUAIL RD
CALLAHAN, FL 32011

2026

23-2N-24-1795-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	20	FACE BRICK 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

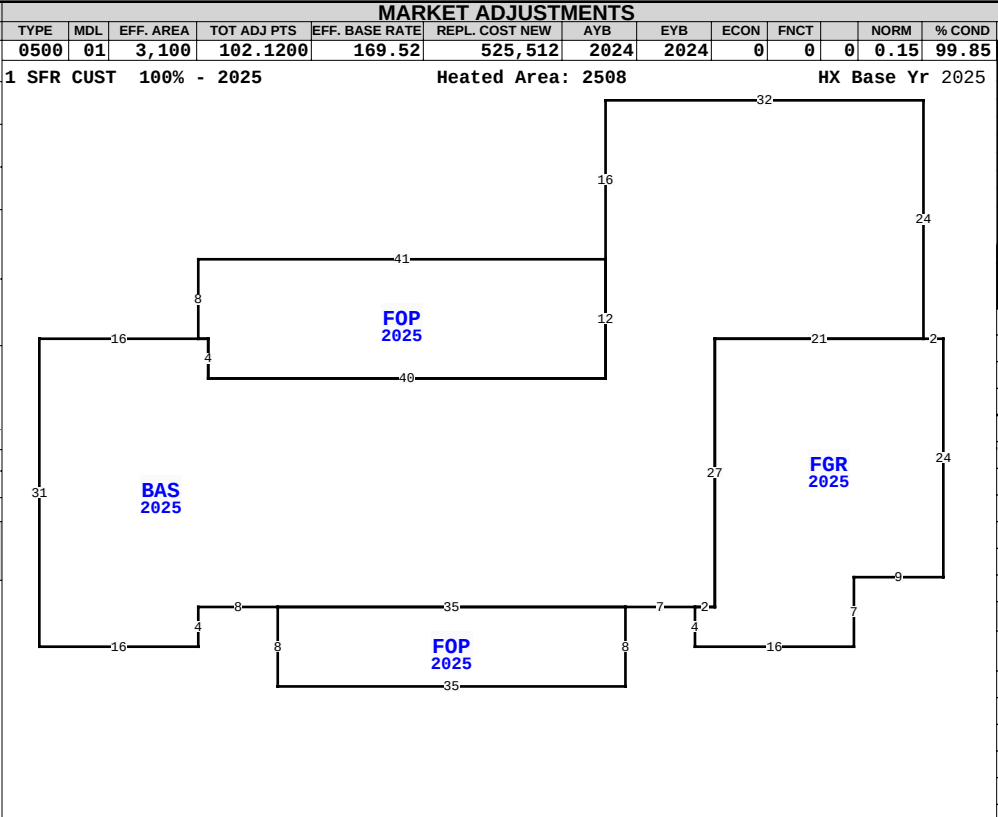
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,508	100	2025	2,508	424,518
FGR	658	55	2025	362	61,274
FOP	280	30	2025	84	14,219
FOP	488	30	2025	146	24,713

TOTALS	3,934			3,100	524,724
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0680	POLE SHED	0 100	48	36	1,728.00	SF	10.00	
2	0860	POOL/SPA	0 100	0	0	1.00	UT	50,000.00	
7	0501	FP-AVERAGE	0 100	0	0	1.00	UT	5,000.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0003	OR	0.00	0.00	6.06



35312 QUAIL RD, CALLAHAN	BLD DATE	LGL DATE	05/08/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0680	POLE SHED	0 100	48	36	1,728.00	SF	10.00	10.00	100	2024	2023	03	95	16,416	
2	0860	POOL/SPA	0 100	0	0	1.00	UT	50,000.00	50,000.00	100	2025	2024	04	100	50,000	
7	0501	FP-AVERAGE	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2025	2024	03	100	5,000	

TOTAL OB/XF										71,416						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	RES	100	0003	OR	0.00	0.00	6.06	AC		1.00	1.00	1.00	21,000.00	21,000.00

NASSAU COUNTY PROPERTY										PAGE 1 of 2		6
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 6										Tax Dist:		
BUILDING MARKET VALUE										551,080		
TOTAL MARKET OB/XF VALUE										71,416		
TOTAL LAND VALUE - MARKET										127,260		
TOTAL MARKET VALUE										749,756		
SOH/AGL Deduction										203,502		
ASSESSED VALUE										546,254		
TOTAL EXEMPTION VALUE										51,411		
BASE TAXABLE VALUE										494,843		
TOTAL JUST VALUE										749,756		
NCON VALUE										26,356		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										696,172		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240014011	26 X 40 STORAGE B	34,000	12/19/2024
C0240010504	CO ISSUED		09/12/2024
SP240004518	IN GROUND SWIMMIN	80,000	04/18/2024
230011441	NEW SFR	482,143	09/08/2023
230005810	36X48 POLE BARN	57,438	05/05/2023

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2559/0050	4/27/2022	WD	Q	V	02	169,000	
GRANTOR: WILLIAMS JEREMY DAVID							
GRANTEE: ELLIS BRENT C & TEN							
2447/1749	3/31/2021	WD	Q	V	01	110,000	
GRANTOR: G&H LAND & TIMBER INV							
GRANTEE: WILLIAMS JEREMY DAV							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2025;ORIG=59,-3] W32 S16 S12 W40 N4 W1 W16 S31 E16 N4 E8 E35 E7 E2 N27 E21 N24 \$									
FGR=[YR=2025;ORIG=38,21] E21 E2 S24 W9 S7 W16 N4 E2 N27 \$									
FOP=[YR=2025;ORIG=-6,48] E35 S8 W35 N8 \$									
FOP=[YR=2025;ORIG=-14,13] E41 S12 W40 N4 W1 N8 \$									

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2				6					
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY									
Exterior Wall		25		MOD METAL 100		6500		01		1,120		60.9500		23.77		26,622		2025		2025		0		0		1.00		99.00		VALUATION BY					STANDARD				
Roof Structure		10		STEEL FRME 100		2		GARAGE RES		100%		- 2026				Heated Area: 1040												HX Base Yr 2025		Tax Group: 6					Tax Dist:				
Roof Cover		12		MODULAR MT 100																										BUILDING MARKET VALUE					551,080				
Interior Wall		07		NONE 100																										TOTAL MARKET OB/XF VALUE					71,416				
Interior Floo		03		CONC FINSH 100																										TOTAL LAND VALUE - MARKET					127,260				
Air Condition		01		NONE 100																										TOTAL MARKET VALUE					749,756				
Heating Type		01		NONE 100																										SOH/AGL Deduction					203,502				
Bedrooms				0 100																										ASSESSED VALUE					546,254				
Bathrooms				0 100																										TOTAL EXEMPTION VALUE					HX HB 51,411				
Frame		05		STEEL 100																										BASE TAXABLE VALUE					494,843				
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