PT NE1/4
IN OR 2227/1369
ESMT IN OR 2745/288

SINCLAIR JARRETT COLBY & AMY L
35643 QUAIL RD
CALLAHAN, FL 32011

2026

24-2N-24-0000-0009-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

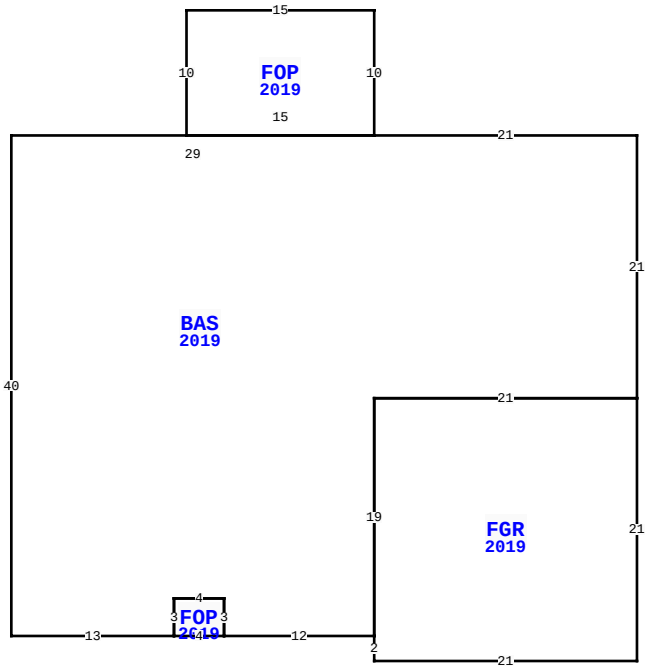
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,589	100	2019	1,589	207,711
FGR	441	55	2019	243	31,765
FOP	12	30	2019	4	523
FOP	150	30	2019	45	5,882
TOTALS	2,192			1,881	245,881

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,881	127.6891	134.07	252,186	2019	2019	0	0	0	2.50	97.50

1 SINGLE FAM 100% - 2020 Heated Area: 1589 HX Base Yr 2020



35643 QUAIL RD, 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		245,881
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		74,400
TOTAL MARKET VALUE		320,281
SOH/AGL Deduction		127,724
ASSESSED VALUE		192,557
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		141,146
TOTAL JUST VALUE		320,281
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		322,152

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19010954	CO ISSUED	0	10/17/2019
19004638	NEW CONSTR	220,155	05/06/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2227/1369	9/27/2018	WD	Q	V	01	27,900
GRANTOR: MADISON BAKER W						
GRANTEE: SINCLAIR JARRETT CO						
1830/1194	12/18/2012	WD	U	V	30	100
GRANTOR: MADISON THOMAS M						
GRANTEE: MADISON BAKER W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W21 FOP=[YR=2019] N10 W15 S10 E15$ W29 S40 E13 FOP=[YR=2019] E4 N3 W4 S3$ N3 E4 S3 E12 FGR=[YR=2019] S2 E21 N21 W21 S19$ N19 E21 N21$.

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
1	000100	C	RES	100	0006	OR	0.00	0.00	1.86	AC		1.00	1.00	1.00	40,000.00	40,000.00	74,400							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.86 Total Land Value: 74,400 Market: 0 Agricultural: 0 Common: 74,400 PRINTED 07/09/2026 BY SYS