IN OR 826 PG 315

COOPER E DUANE & LORI C
35123 GATORNOLE WAY
CALLAHAN, FL 32011

2026

26-2N-24-0000-0011-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		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

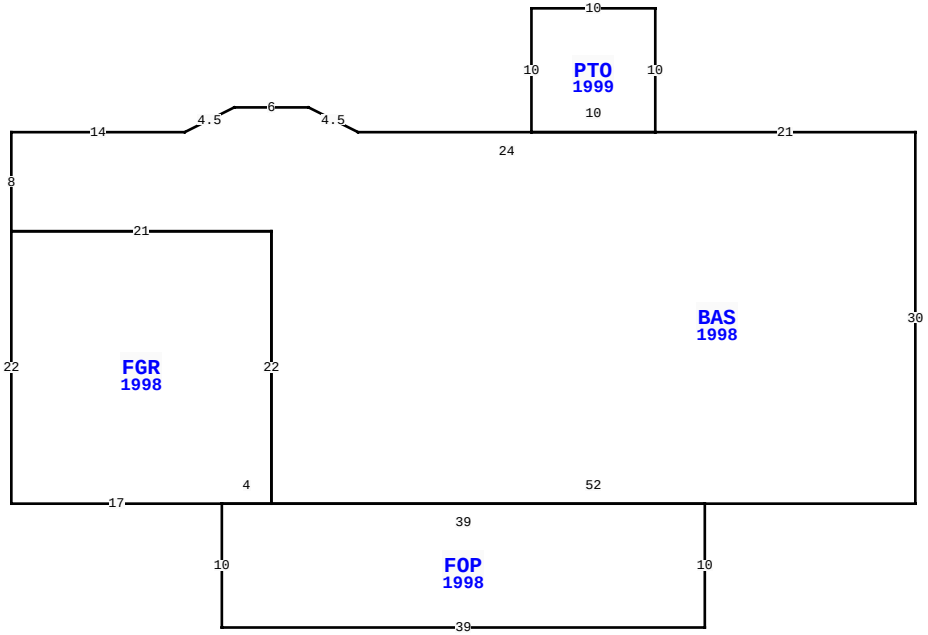
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,748	100	1998	1,748	196,676
FGR	462	55	1998	254	28,579
FOP	390	30	1998	117	13,164
PTO	100	5	1999	5	563
TOTALS	2,700			2,124	238,982

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,124	123.5192	129.70	275,483	1998	1998	0	0	0	13.25	86.75

1 SINGLE FAM 100% - 0 Heated Area: 1748 HX Base Yr



35123 GATOR NOLE WAY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		238,982
TOTAL MARKET OB/XF VALUE		7,835
TOTAL LAND VALUE - MARKET		102,200
TOTAL MARKET VALUE		349,017
SOH/AGL Deduction		185,656
ASSESSED VALUE		163,361
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		111,950
TOTAL JUST VALUE		349,017
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		347,067

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B985030	NEW CONSTR	87,831	05/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0826/0315	3/13/1998	WD	U	V	07	100
GRANTOR: CONWAY LARRY H						
GRANTEE: COOPER E DUANE & LO						
0727/0245	4/05/1995	WD	Q	V	01	100
GRANTOR: CONWAY LARRY H						
GRANTEE: COOPER E DUANE & LO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W21 PTO=[YR=1999] N10 W10 S10 E10$ W24 U2 L4 W6 D2 L4 W14 S8 FGR=[YR=1998] S22 E17 FOP=[YR=1998] S10 E39 N10 W39 $ E4 N22 W21 $ E21S22 E52 N30 $.

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
2	0510	GARAGE WD-	0	100	30	16	480.00	SF	35.00	35.00	100	1999	1999	3	25	4,200	
3	0300	BOAT DCK W	0	100	16	8	128.00	SF	40.00	40.00	100	2015	2015	3	71	3,635	

LAND DESCRIPTION

TOTAL OB/XF 7,835

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	3.65	AC		1.00	1.00	1.00	28,000.00	28,000.00	102,200							

REVIEW DATE 02/15/2024 BY KBA Total Acres: 3.65 Total Land Value: 102,200 Market: 0 Agricultural: 0 Common: 102,200 PRINTED 07/09/2026 BY SYS