



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	5000	IMPROVED AG

MAP NUM		MKT AREA	09
---------	--	----------	----

NEIGHBORHOOD/LOC	9001.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,436	100	1993	2,436	283,468
FGR	708	55	1993	389	45,266
FOP	277	30	1993	83	9,658
FOP	296	30	1993	89	10,356
FST	60	55	1993	33	3,840
TOTALS	3,777			3,030	352,590

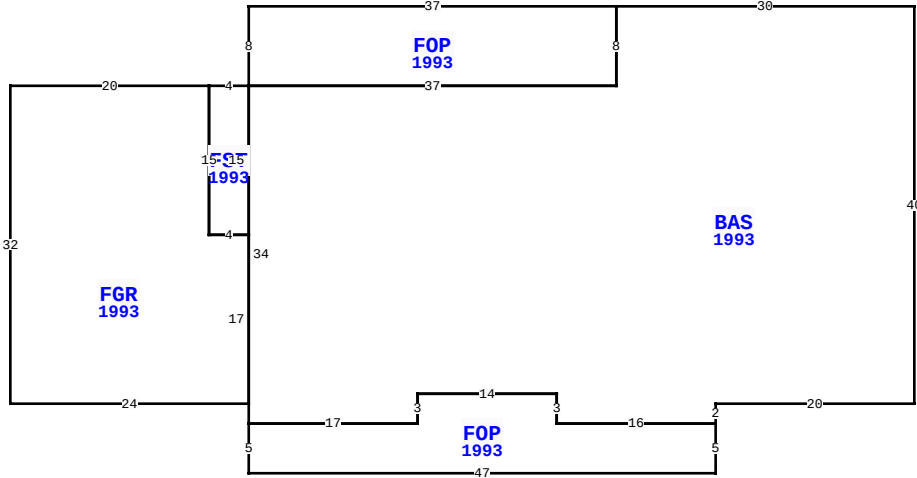
EXTRA FEATURES	
----------------	--

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	0370	CHICKEN HS	0	100	300	34	10,200.00	SF	0.40	0.40	100	1982	1982	3	20	816	
2	0370	CHICKEN HS	0	100	500	34	17,000.00	SF	0.40	0.40	100	1982	1982	3	20	1,360	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	54	1,890	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	1998	1998	04	85	42,500	
7	0681	POLE SHED	0	100	50	24	1,200.00	SF	15.00	15.00	100	1995	1995	3	20	3,600	
8	1242	WD DECK A	0	0	10	5	50.00	SF	10.00	10.00	100	2003	2003	3	20	100	
9	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2003	2003	3	100	6,000	
10	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2003	2003	3	100	6,000	
11	0752	USP	0	0	18	14	252.00	SF	15.00	15.00	100	2003	2003	3	29	1,096	
13	0681	POLE SHED	0	100	34	21	714.00	SF	15.00	15.00	100	2005	2005	3	32	3,427	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	005000	C	AGRICULTURAL	100	0007
2	005970	A	AGRICULTURAL	0	
3	006000	A	PASTURE - HA	0	
4	009910	M	MARKET VALUE	0	
5	005000	C	AGRICULTURAL	100	0007
6	005000	C	AGRICULTURAL	100	

REVIEW DATE	01/01/2023	BY	CD
-------------	------------	----	----

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,030	116.2742	161.62	489,709	1985	1985	0	0	0	28.00	72.00
1 SNGL FAM			100% - 0	Heated Area: 2436			HX Base Yr					



36364 SHAFFER RD, CALLAHAN

BLD DATE	
XF DATE	
INC DATE	

LGL DATE	
LAND DATE	
AG DATE	

05/12/2026	MLU
01/28/2025	KBA

NASSAU COUNTY PROPERTY				PAGE 1 of 3	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE		633,044			
TOTAL MARKET OB/XF VALUE		66,789			
TOTAL LAND VALUE - MARKET		316,940			
TOTAL MARKET VALUE		759,074			
SOH/AGL Deduction		212,068			
ASSESSED VALUE		547,006			
TOTAL EXEMPTION VALUE		HX HB			
BASE TAXABLE VALUE		495,595			
TOTAL JUST VALUE		1,016,773			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		1,133,914			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P036398	NEW CONSTR	0	01/28/2003
3768	H/AC	3,000	05/10/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0610/0307	10/18/1990	WD U	I	12		350,000
GRANTOR: GROOMS MANLEY & S Y						
GRANTEE: GATLIN W R JR & L A						
0576/0190	7/27/1989	QC U	V	08		100
GRANTOR: BETHEL PRIMITIVE BAPT						
GRANTEE: GROOM MANLEY E & SH						

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

BUILDING DIMENSIONS																
BAS=[YR=1993] W30 FOP=[YR=1993] W37 S8 FST=[YR=1993] W4 FGR=[YR=1993] W20 S32 E24 N17 W4 N15 \$ S15 E4 N15 \$ E37 N8 \$ S8 W37 S34 FOP=[YR=1993] S5 E47 N5 W16 N3 W14 S3 W17 \$ E17 N3 E14 S3 E16 N2 E20 N40\$.																

Total Acres: 24.38 Total Land Value: 59,241

Market: 264,940

Agricultural: 7,241

Common: 52,000

PRINTED 07/09/2026 BY SYS

GATLIN W R JR & LINDA A
PO BOX 715
HILLIARD, FL 32046

34-3N-24-0000-0006-0000

[illegible]

PT OF SE1/4 OF SE1/4
IN OR 610 PG 307
PARCELS 6 & 6-1

GATLIN W R JR & LINDA A
PO BOX 715
HILLIARD, FL 32046

2026

34-3N-24-0000-0006-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 70			
Interior Floo	08	SHT VINYL 30			
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			
Quality	03	Quality Level 03			
DOR CODE	5000	IMPROVED AG			
MAP NUM		MKT AREA			09
NEIGHBORHOOD/LOC	9001.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100	2014	240	10,596
BAS	1,152	100	2014	1,152	50,861

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,392	116.8000	105.12	146,327	2000	2000		0	0	58.00	42.00	
3 M/H 94+ 100% - 0 Heated Area: 1392 HX Base Yr													
10 48 24 24 10 48 BAS 2014 BAS 2014													

NASSAU COUNTY PROPERTY									
PAGE 3 of 3 4									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					633,044				
TOTAL MARKET OB/XF VALUE					66,789				
TOTAL LAND VALUE - MARKET					316,940				
TOTAL MARKET VALUE					759,074				
SOH/AGL Deduction					212,068				
ASSESSED VALUE					547,006				
TOTAL EXEMPTION VALUE					51,411				
BASE TAXABLE VALUE					495,595				
TOTAL JUST VALUE					1,016,773				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					1,133,914				