IN OR 667 PG 292

ALLEN WALTON S JR
35768 QUAIL ROAD
CALLAHAN, FL 32011-9624

2023

19-2N-25-0000-0028-0080

BUILDING CHARACTERISTICS

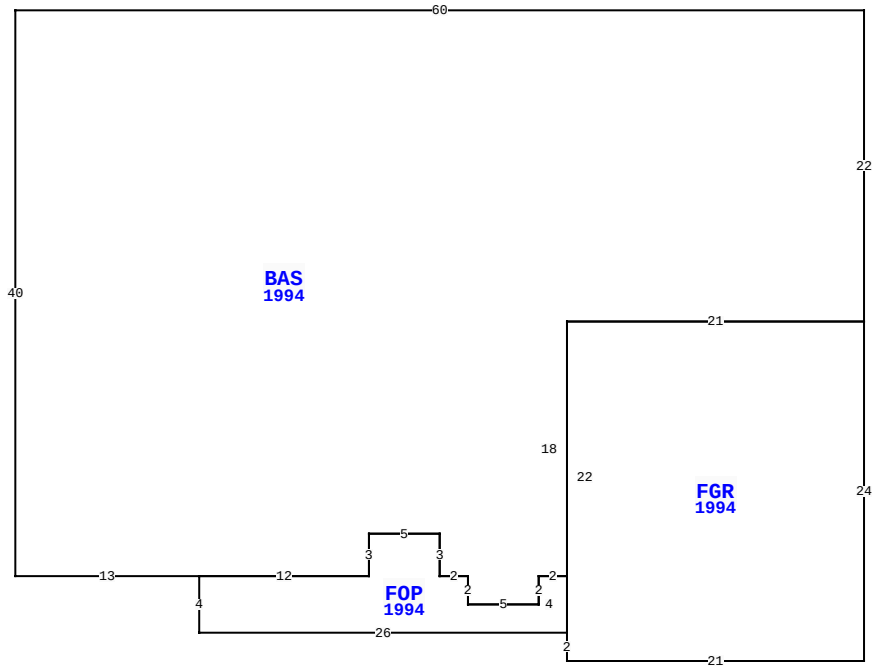
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,017	100	2,017	150,802
FGR	504	55	277	20,710
FOP	109	30	33	2,467
TOTALS	2,630		2,327	173,979

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,327	104.8600	94.64	220,227	1994	1994	0	0	0	21.00	79.00

1 SINGLE FAM – 100% - 1995 Heated Area: 2017 HX Base Yr 1995



35768 QUAIL RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		173,979
TOTAL MARKET OB/XF VALUE		9,227
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		218,206
SOH/AGL Deduction		95,229
ASSESSED VALUE		122,977
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		67,977
TOTAL JUST VALUE		218,206
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		185,176

PERMIT NUM	DESCRIPTION	AMT	ISSUED
93064	NEW CONSTR	4,000	11/11/1993
8586	NEW CONSTR	78,594	12/29/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0667/0292	9/22/1992	WD	U	V	01	100

GRANTOR: DUTTON GEORGE W

GRANTEE: ALLEN WALTON JR & F

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W60 S40 E13 FOP=[YR=1994] S4 E26 FGR=[YR=1994] S2 E21 N24 W21 S22 $ N4 W2 S2 W5 N2 W2 N3 W5 S3 W12 $ E12 N3 E5 S3 E2 S2 E5 N2 E2 N18 E21 N22 $.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	77	2,695	
2	0812	CONCRETE C	0	100	0	0	2,103.00	SF	4.00	4.00	100	1994	1994	3	70	5,888	
3	0351	CARPORT MT	0	100	10	20	200.00	SF	5.90	5.90	100	1996	1996	3	20	236	
4	1242	WD DECK A	0	100	12	17	204.00	SF	10.00	10.00	100	1996	1996	3	20	408	

LAND DESCRIPTION

TOTAL OB/XF 9,227

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	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS