IN OR 1253/1122

ALLEN JOHN M & RUTH A
35772 QUAIL ROAD
CALLAHAN, FL 32011

2023

19-2N-25-0000-0028-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

QUAIL RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	23,786
TOTAL LAND VALUE - MARKET	39,350
TOTAL MARKET VALUE	63,136
SOH/AGL Deduction	23,536
ASSESSED VALUE	39,600
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,600
TOTAL JUST VALUE	63,136
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	40,696

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1253/1122	8/18/2004	WD	U	I		57,000
GRANTOR: NIX DENA D						
GRANTEE: ALLEN JOHN M & RUTH						
0754/0728	3/19/1996	WD	U	V	18	100
GRANTOR: DUTTON GEORGE WALLACE						
GRANTEE: NIX DENA D						

BUILDING NOTES

BUILDING DIMENSIONS

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1988	1988	3	100	6,000	
2	0936	SEPTC TANK	0	0	0	0	2.00	UT	6,000.00	6,000.00	100	1988	1988	3	100	12,000	
3	0810	CONCRETE A	0	0	0	0	396.00	SF	6.50	6.50	100	1970	1970	3	22	566	
4	0681	POLE SHED	0	0	0	0	1,740.00	SF	15.00	15.00	100	1974	1974	3	20	5,220	

LAND DESCRIPTION

TOTAL OB/XF 23,786

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	0	0006		0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	009530	C	POND	0			0.00	0.00	3.74	AC		1.00	1.00	1.00	2,500.00	2,500.00	9,350							

REVIEW DATE 10/27/2020 BY KB Total Acres: 4.74 Total Land Value: 39,350 Market: 0 Agricultural: 0 Common: 39,350 PRINTED 08/02/2023 BY SYS