

PT OF E1/2 OF NE1/4  
IN OR 2414/137 (EX PAR'S 1-16  
1-20 & 1-22)

TERRY ARTIE D & ROBYN M  
35456 QUAIL ROAD  
CALLAHAN, FL 32011

2023

23-2N-24-0000-0001-0110



| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD                |
| Exterior Wall            | 30 VINYL 70       |
| Exterior Wall            | 31 HARDIE BRD 30  |
| Roof Structure           | 08 IRREGULAR 100  |
| Roof Cover               | 03 COMP SHNGL 100 |
| Interior Wall            | 05 DRYWALL 100    |
| Interior Floor           | 12 HARDWOOD 50    |
| Interior Floor           | 14 CARPET 50      |
| Air Condition            | 03 CENTRAL 100    |
| Heating Type             | 04 AIR DUCTED 100 |
| Bedrooms                 | 4 100             |
| Bathrooms                | 3 100             |
| Frame                    | 02 WOOD FRAME 100 |
| Stories                  | 1.5 1.5 100       |
| Units                    | 0 100             |
| Occupancy                | 00 NONE 100       |

|          |                     |
|----------|---------------------|
| Quality  | 02 Quality Level 02 |
| 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       | 2,384            | 100         | 2,384        | 246,640              |
| BAS       | 900              | 100         | 900          | 93,111               |
| FOP       | 668              | 30          | 200          | 20,691               |
| FOP       | 60               | 30          | 18           | 1,862                |
| FSP       | 288              | 40          | 115          | 11,898               |
| FUS       | 240              | 100         | 240          | 24,829               |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 4,540 |  | 3,857 | 399,031 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |    |    |          |    |       |                |       |
|----------------|------------|-------------|-----|-----|----|----|----------|----|-------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS    | UT | Adj R | ADJ UNIT PRICE | NOTES |
| 1              | 0811       | CONCRETE B  | 0   | 100 | 0  | 0  | 584.00   | SF | 5.20  | 5.20           |       |
| 3              | 0811       | CONCRETE B  | 0   | 100 | 47 | 16 | 752.00   | SF | 5.20  | 5.20           |       |
| 4              | 0861       | POOL GUNIT  | 0   | 100 | 0  | 0  | 694.00   | SF | 85.00 | 85.00          |       |
| 5              | 0855       | CONC PAVER  | 0   | 100 | 0  | 0  | 1,252.00 | SF | 10.00 | 10.00          |       |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |           |       |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | NOTES |
| 1                | 000115   | C   | SFR ACRES            | 100 | 0006 | OR       | 0.00  | 0.00  | 6.50        | AC        |       |

REVIEW DATE 11/02/2021 BY TW

| MARKET ADJUSTMENTS                                         |     |           |             |                |                |      |      |      |      |      |        |
|------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE                                                       | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0900                                                       | 01  | 3,857     | 92.6820     | 110.06         | 424,501        | 2004 | 2009 | 0    | 0    | 6.00 | 94.00  |
| 1 SNGL FAM - 100% - 2022 Heated Area: 3524 HX Base Yr 2022 |     |           |             |                |                |      |      |      |      |      |        |
|                                                            |     |           |             |                |                |      |      |      |      |      |        |
| 35456 QUAIL RD, CALLAHAN                                   |     |           |             |                |                |      |      |      |      |      |        |
| BLD DATE<br>XF DATE<br>INC DATE                            |     |           |             |                |                |      |      |      |      |      |        |
| LGL DATE<br>LAND DATE<br>AG DATE                           |     |           |             |                |                |      |      |      |      |      |        |
| 05/22/2023 MLU                                             |     |           |             |                |                |      |      |      |      |      |        |

| TOTAL OB/XF |            |             |     |     |    |    |          |    |       |                |       |
|-------------|------------|-------------|-----|-----|----|----|----------|----|-------|----------------|-------|
| L N         | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS    | UT | Adj R | ADJ UNIT PRICE | NOTES |
| 1           | 0811       | CONCRETE B  | 0   | 100 | 0  | 0  | 584.00   | SF | 5.20  | 5.20           |       |
| 3           | 0811       | CONCRETE B  | 0   | 100 | 47 | 16 | 752.00   | SF | 5.20  | 5.20           |       |
| 4           | 0861       | POOL GUNIT  | 0   | 100 | 0  | 0  | 694.00   | SF | 85.00 | 85.00          |       |
| 5           | 0855       | CONC PAVER  | 0   | 100 | 0  | 0  | 1,252.00 | SF | 10.00 | 10.00          |       |

| TOTAL OB/XF |            |             |     |     |    |    |          |    |       |                |       |
|-------------|------------|-------------|-----|-----|----|----|----------|----|-------|----------------|-------|
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| 3           | 0811       | CONCRETE B  | 0   | 100 | 47 | 16 | 752.00   | SF | 5.20  | 5.20           |       |
| 4           | 0861       | POOL GUNIT  | 0   | 100 | 0  | 0  | 694.00   | SF | 85.00 | 85.00          |       |
| 5           | 0855       | CONC PAVER  | 0   | 100 | 0  | 0  | 1,252.00 | SF | 10.00 | 10.00          |       |

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| NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------|--|--|--|--|--|--|--|--|--|--|--|
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  |  |  |
| PAGE 1 of 2               |  |  |  |  |  |  |  |  |  |  |  |
| STANDARD                  |  |  |  |  |  |  |  |  |  |  |  |
| VALUATION BY              |  |  |  |  |  |  |  |  |  |  |  |
| Tax Group: 6 Tax Dist:    |  |  |  |  |  |  |  |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  |  |  |
| NCON VALUE                |  |  |  |  |  |  |  |  |  |  |  |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 21000039   | SWIM POOL   | 25,000  | 01/08/2021 |
| 00         | NEW CONSTR  | 186,200 | 01/01/2004 |

| SALES DATA                     |            |              |        |        |           |               |
|--------------------------------|------------|--------------|--------|--------|-----------|---------------|
| OFF RECORD<br>Number           | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |
| 2414/0137                      | 9/11/2020  | WD           | Q      | I      | 01        | 415,000       |
| GRANTOR: POSTON DONALD BRYANT  |            |              |        |        |           |               |
| GRANTEE: TERRY ARTIE D & ROB   |            |              |        |        |           |               |
| 1450/0331                      | 10/06/2006 | QC           | U      | V      | 06        | 100           |
| GRANTOR: FRESHWATER CHARLES DA |            |              |        |        |           |               |
| GRANTEE: POSTON DONALD BRYAN   |            |              |        |        |           |               |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                            |  |  |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2021] W19 FOP=[YR=2021] W5 S12 E5 N12\$ S12 W5 S11 W12 |  |  |  |  |  |  |  |  |  |  |  |
| BAS=[YR=2004] N11 W18 FSP=[YR=2007] W24 S12 E24 N12\$ S12 W24  |  |  |  |  |  |  |  |  |  |  |  |
| N12 W18 S31 FOP=[YR=2004] W7 S20 E74 N20 W7 S13 W14 S1 W32 N1  |  |  |  |  |  |  |  |  |  |  |  |
| W14 N13\$ S13 E14 S1 E32 N1 E14 N33\$ S8 E12 S5 E24 N36\$      |  |  |  |  |  |  |  |  |  |  |  |
| PTR=N20 FUS=[YR=2021] N24 E10 S24 W10\$ S20\$.                 |  |  |  |  |  |  |  |  |  |  |  |

| OTHER ADJUSTMENTS AND NOTES |  |  |  |  |  |  |  |  |  |  |  |
|-----------------------------|--|--|--|--|--|--|--|--|--|--|--|
|                             |  |  |  |  |  |  |  |  |  |  |  |

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