

PT OF NW1/4 OF SEC 23-2N-24E
IN OR 2185/78
EX R/W OR 666/499

BAILEY NANCY B
35286 QUAIL RD
CALLAHAN, FL 32011

2023

23-2N-24-0000-0002-0040



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 60
Interior Wall	04	PLYWOOD 40
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	1	100
Frame	N/A	100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 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	1,020	100	1,020	74,666
FDU	520	65	338	24,742
FEP	182	80	146	10,688
UST	112	45	50	3,660

TOTALS	1,834		1,554	113,756
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
2	0511	GARAGE CB-	0	100	22	26	572.00	SF	40.00	40.00	
3	0810	CONCRETE A	0	100	0	0	320.00	SF	6.50	6.50	
4	0350	CARPORT WD	0	100	22	24	528.00	SF	13.00	13.00	
5	0681	POLE SHED	0	100	22	23	506.00	SF	15.00	15.00	
6	0511	GARAGE CB-	0	100	24	24	576.00	SF	40.00	40.00	

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		OR	0.00	0.00	5.00	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,554	105.0000	94.76	147,257	1942	1960	0	0	22.75	77.25
1 SINGLE FAM - 100% - 2019 Heated Area: 1020 HX Base Yr 2019											
BLD DATE: 05/22/2023 MLU											

TOTAL OB/XF											
27,311											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		113,756	
TOTAL MARKET OB/XF VALUE		27,311	
TOTAL LAND VALUE - MARKET		80,000	
TOTAL MARKET VALUE		221,067	
SOH/AGL Deduction		83,395	
ASSESSED VALUE		137,672	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		87,672	
TOTAL JUST VALUE		221,067	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		181,737	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001339	REPAIR/RRF	2,500	01/24/2022

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2185/0078	3/22/2018	QC U	I	11	
GRANTOR: QUAILE WILLIAM J					
GRANTEE: BAILEY NANCY B					
0736/0018	8/08/1995	QC U	I	06	
GRANTOR: QUAILE WM JR & BEV WI					
GRANTEE: QUAILE WILLIAM J JR					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W6 UST=[YR=1993] N7 W16 S7 E16\$ W45 S20 E17 FEP=[YR=1993] S7 E26 N7 W26\$ E34 N20\$ PTR=E15 FDU=[YR=1993] E26 S20 W26 N20\$ W15\$.											