

NW1/4
PT OR 1110/1860
PARCELS 2-18 & 2-19

STONE RICHARD A & MARY C
35107 QUAIL ROAD
CALLAHAN, FL 32011

2023

23-2N-24-0000-0002-0180



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2 6															
Exterior Wall	20	FACE BRICK 80	0900	01	3,162	95.9652	113.96	360,342	1998	2003	0	0	0	13.25	86.75	VALUATION SUMMARY														
Exterior Wall	05	AVERAGE 20	1 SNGL FAM - 100% - 2003													Heated Area: 2719														
Roof Structure	08	IRREGULAR 100														HX Base Yr 2003														
Roof Cover	03	COMP SHNGL 100																												
Interior Wall	05	DRYWALL 100																												
Interior Floor	11	CLAY TILE 50																												
Interior Floor	14	CARPET 50																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms		3 100																												
Bathrooms		3 100																												
Frame	02	WOOD FRAME 100																												
Stories	2.	2. 100																												
Units		0 100																												
BUD8 Adjustme	06	DIST 1D 100																												
Occupancy	00	NONE 100																												
Quality	01	Quality Level 01																												
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	1,272	100	1,272	125,750																										
BAS	357	100	357	35,293																										
FGR	700	55	385	38,062																										
FOP	192	30	58	5,734																										
FUS	336	100	336	33,217																										
FUS	754	100	754	74,541																										
TOTALS	3,611		3,162	312,597																										
EXTRA FEATURES																		35107 QUAIL RD, CALLAHAN												
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	0510	GARAGE WD-	0	100	24	26	624.00	SF	35.00	35.00	100	1998	1998	3	27	5,897														
2	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	1998	1998	3	83	5,810														
3	0811	CONCRETE B	0	100	0	0	975.00	SF	5.20	5.20	100	1998	1998	3	77	3,904														
4	0835	QUARY TILE	0	100	0	0	221.00	SF	10.00	10.00	100	1998	1998	3	77	1,702														
7	0811	CONCRETE B	0	100	0	0	794.00	SF	5.20	5.20	100	2002	2002	3	83	3,427														
8	0861	POOL GUNIT	0	100	28	12	364.00	SF	85.00	85.00	100	2006	2006	3	48	14,851														
9	0855	CONC PAVER	0	100	0	0	1,682.00	SF	10.00	10.00	100	2006	2006	3	88	14,802														
10	0462	ST/AL FNC	0	100	120	4	480.00	SF	10.00	10.00	100	2006	2006	3	48	2,304														
11	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2006	2006	3	72	432														
12	0351	CARPORT MT	0	100	50	16	800.00	SF	9.10	9.10	100	2006	2006	3	31	2,257														
LAND DESCRIPTION																		TOTAL OB/XF 55,386												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0005	OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	72,000													
REVIEW DATE 09/17/2019 BY TWA Total Acres: 4.00 Total Land Value: 72,000 Market: 0 Agricultural: 0 Common: 72,000 PRINTED 08/02/2023 BY SYS																														

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