IN OR 1304/783

HALLADAY GILES W & PATRICIA B
35225 QUAIL RD
CALLAHAN, FL 32011

2023

23-2N-24-0000-0002-0200

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

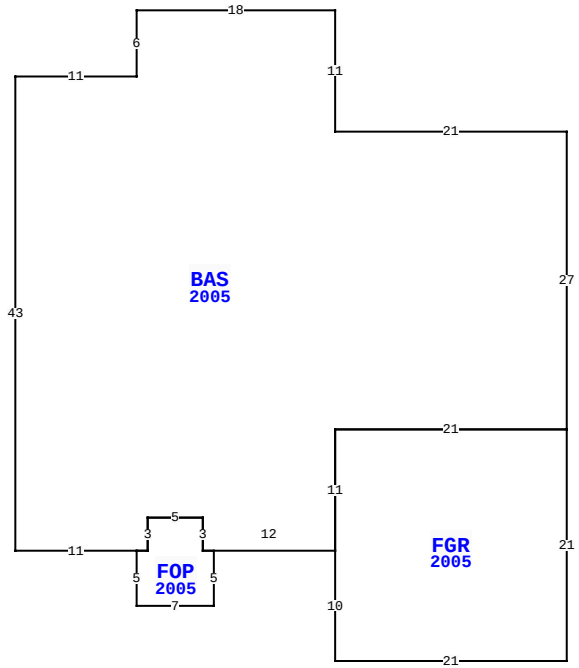
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,907	100	1,907	201,393
FGR	441	55	243	25,662
FOP	50	30	15	1,584
TOTALS	2,398		2,165	228,638

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,165	96.6672	114.79	248,520	2005	2005	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2006 Heated Area: 1907 HX Base Yr 2006



35225 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		228,638
TOTAL MARKET OB/XF VALUE		10,829
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		269,467
SOH/AGL Deduction		136,329
ASSESSED VALUE		133,138
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		83,138
TOTAL JUST VALUE		269,467
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		236,049

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15314	NEW CONSTR	130,000	06/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1304/0783	3/24/2005	QC	U	V	06	30,500

GRANTOR: QUAILE WILLIAM J

GRANTEE: HALLADAY GILES W &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W21 N11 W18 S6 W11 S43 E11 FOP=[YR=2005] S5 E7 N5 W1 N3 W5 S3 W1$ E1 N3 E5 S3 E12 FGR=[YR=2005] S10 E21 N21 W21 S11$ N11 E21 N27$.

EXTRA FEATURES

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	0812	CONCRETE C	0	100	0	0	1,902.00	SF	4.00	4.00	100	2005	2005	3	87	6,619	
2	0811	CONCRETE B	0	100	30	16	480.00	SF	5.20	5.20	100	2007	2007	3	89	2,221	
3	0476	VF 6 SBPL	0	100	0	0	84.00	LF	32.00	32.00	100	2007	2007	3	74	1,989	

LAND DESCRIPTION

TOTAL OB/XF 10,829

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	30,000.00	30,000.00	30,000							

REVIEW DATE 07/21/2021 BY TWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS