PT OF NW1/4
IN OR 893/476

HADDEN ROBERT L & CYNTHIA Y
35200 QUAIL ROAD
CALLAHAN, FL 32011

2023

23-2N-24-0000-0003-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

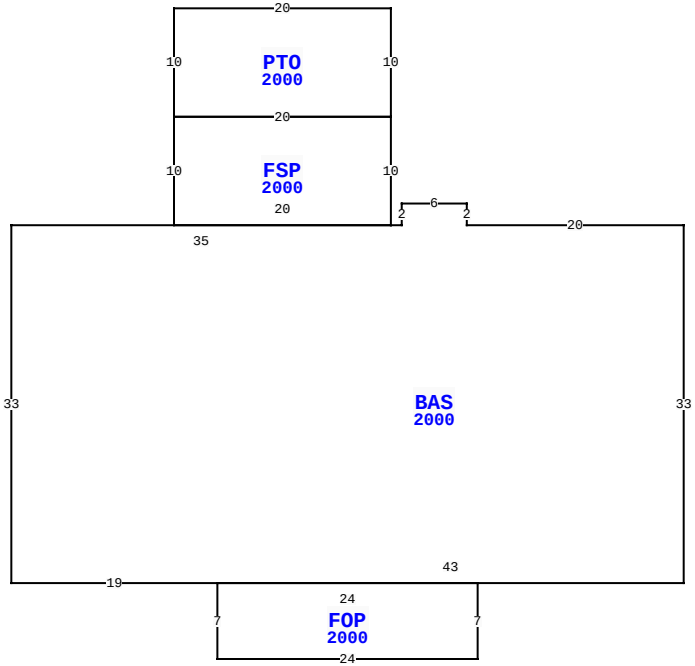
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,058	100	2,058	199,596
FOP	168	30	50	4,850
FSP	200	40	80	7,759
PTO	200	5	10	970
TOTALS	2,626		2,198	213,174

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,198	97.8138	116.15	255,298	2000	2000	0	0	0	16.50	83.50

1 SNGL FAM – 100% - 2001 Heated Area: 2058 HX Base Yr 2001



35200 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		223,734
TOTAL MARKET OB/XF VALUE		42,015
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		325,749
SOH/AGL Deduction		158,820
ASSESSED VALUE		166,929
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		116,929
TOTAL JUST VALUE		325,749
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		265,994

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18010738	GARAGE	25,812	10/24/2018
E018703	GARAGE	0	12/01/2001
B006945	NEW CONSTR	111,100	03/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0893/0476	7/30/1999	WD	Q	V		15,000

GRANTOR: HOLDGES POULTRY FARM

GRANTEE: HADDEN ROBERT L & C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W20 N2 W6 S2 W1 FSP=[YR=2000] N10 PTO=[YR=2000] N10 W20 S10 E20$ W20 S10 E20$ W35 S33 E19 FOP=[YR=2000] S7 E24 N7 W24$ E43 N33$.

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	0812	CONCRETE C	0	100	0	0	2,628.00	SF	4.00	4.00	100	2000	2000	3	80	8,410	
2	0511	GARAGE CB-	0	100	31	31	961.00	SF	40.00	40.00	100	2001	2001	3	82	31,521	
3	0810	CONCRETE A	0	100	24	3	72.00	SF	6.50	6.50	100	2001	2001	3	82	384	
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	85	1,700	

LAND DESCRIPTION

TOTAL OB/XF 42,015

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	100	0006		0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							

REVIEW DATE 01/25/2019 BY TW Total Acres: 2.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

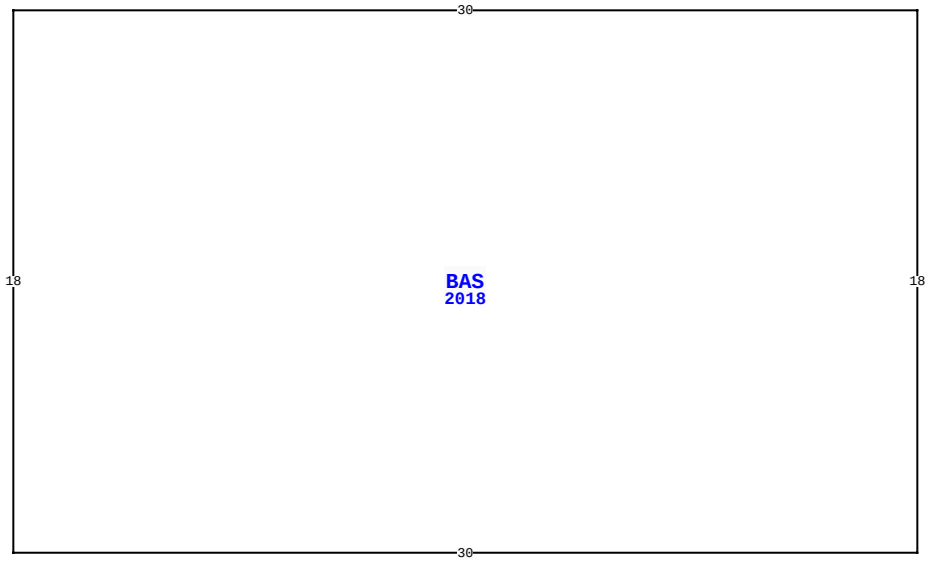
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	540	100	540	10,560
TOTALS	540		540	10,560

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	540	58.1900	20.37	11,000	2018	2018	0	0	0	4.00	96.00

2 GARAGE RES – 100% - 2001 Heated Area: 540 HX Base Yr 2001



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GRANTOR: HOLDGES POULTRY FARM

GRANTEE: HADDEN ROBERT L & C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W30 S18 E30 N18$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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