

LOT 6 & PARCELS 1-13 & 1-14
IN OR 1172/1250 & 1187/1360
QUAIL ROAD ESTATES PB 5/312

BEASLEY CHRISTOPHER & CYNTHIA
35439 QUAIL ROAD
CALLAHAN, FL 32011

2023

23-2N-24-1791-0006-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	11	CLAY TILE 10
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	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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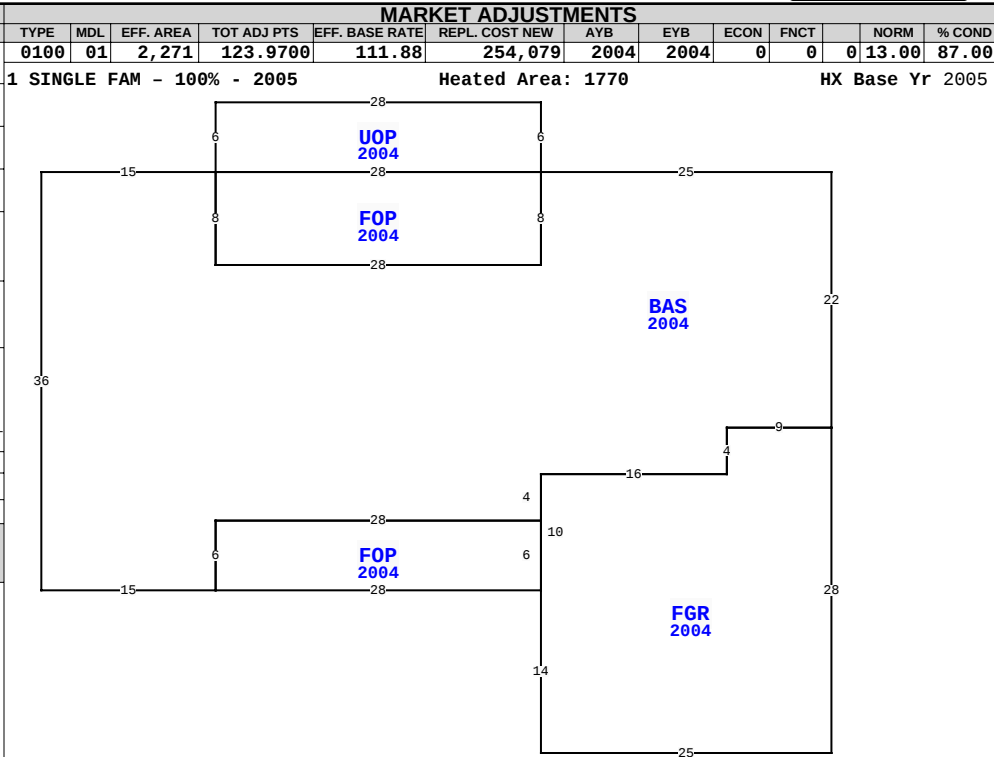
NEIGHBORHOOD/LOC	8001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,770	100	1,770	172,284
FGR	636	55	350	34,067
FOP	168	30	50	4,867
FOP	224	30	67	6,522
UOP	168	20	34	3,309

TOTALS	2,966		2,271	221,049
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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	0812	CONCRETE C	0	100	0	0	1,032.00	SF	4.00	4.00	
4	0300	BOAT DCK W	0	100	0	0	400.00	SF	40.00	40.00	
5	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	
6	0351	CARPORT MT	0	100	30	24	720.00	SF	10.00	10.00	
7	0473	VF 3 RAIL	0	100	0	0	432.00	LF	7.50	7.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSD
1	000100	C	SFR	100	0006	OR	0.00	0.00	1.01	AC	1.00
2	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	2.50	AC	1.00



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

35439 QUAIL RD, CALLAHAN

TOTAL OB/XF											
13,562											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		221,049	
TOTAL MARKET OB/XF VALUE		13,562	
TOTAL LAND VALUE - MARKET		41,400	
TOTAL MARKET VALUE		276,011	
SOH/AGL Deduction		112,448	
ASSESSED VALUE		163,563	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		113,563	
TOTAL JUST VALUE		276,011	
NCON VALUE		4,139	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		233,261	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311755	NEW CONSTR	138,214	09/01/2003
8818	MH MOVE-ON	17,900	02/24/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
1172/1250	9/17/2003	WD	U	I	07	100	
GRANTOR: BEASLEY CHRIS P & CIN							
GRANTEE: BEASLEY CHRISTOPHE							
0659/0726	5/26/1992	WD	Q	V		18,000	
GRANTOR: MIZELL W DORMAN							
GRANTEE: BEASLEY CHRIS & C							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2004] W25 UOP=[YR=2004] N6 W28 S6 E28\$											
FOP=[YR=2004] W28 S8 E28 N8 \$ S8 W28 N8 W15 S36 E15											
FOP=[YR=2004] E28 FGR=[YR=2004] S14 E25 N28 W9 S4 W16 S10 \$											
N6 W28 S6 \$ N6 E28 N4 E16 N4 E9 N22 \$.											