LOT 9
OAKRIDGE FARMS OR 2440/1449

STERNER ALBERT T & MELISSA
35335 QUAIL ROAD
CALLAHAN, FL 32011

2023

23-2N-24-1795-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

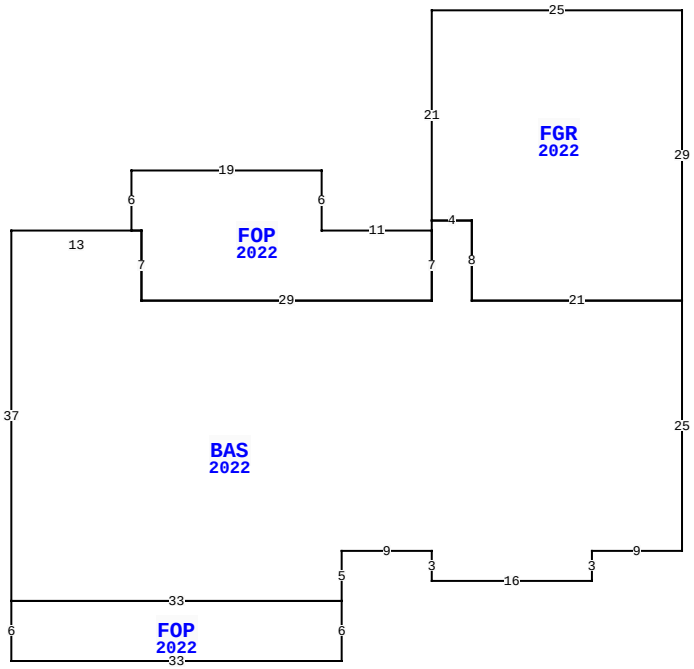
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,011	100	2,011	246,106
FGR	693	55	381	46,627
FOP	198	30	59	7,220
FOP	317	30	95	11,626
TOTALS	3,219		2,546	311,579

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,546	103.0560	122.38	311,579	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2023 Heated Area: 2011 HX Base Yr 2023



35335 QUAIL RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		311,579
TOTAL MARKET OB/XF VALUE		62,396
TOTAL LAND VALUE - MARKET		66,000
TOTAL MARKET VALUE		439,975
SOH/AGL Deduction		66,481
ASSESSED VALUE		373,494
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		323,494
TOTAL JUST VALUE		439,975
NCON VALUE		364,887
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		66,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23003460	GARAGE	59,831	03/15/2023
22002866	CO ISSUED	0	04/04/2022
22000043	SWIM POOL	78,390	01/03/2022
21008465	NEW CONSTR	304,986	06/28/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2457/1167	4/29/2021	WD	Q	V	01	75,000

GRANTOR: G&H LAND & TIMBER INV
GRANTEE: STERNER ALBERT T &

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2022] W25 S21 BAS=[YR=2022] S1 FOP=[YR=2022] W11 N6 W19 S6 E1 S7 E29 N7$ S7 W29 N7 W13 S37 FOP=[YR=2022] S6 E33 N6 W33$ E33 N5 E9 S3 E16 N3 E9 N25 W21 N8 W4$ E4 S8 E21 N29$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	100	2,000	
2	0812	CONCRETE C	0	100	0	0	2,304.00	SF	4.00	4.00	100	2022	2022	3	100	9,216	
3	0812	CONCRETE C	0	100	0	0	1,605.00	SF	4.00	4.00	100	2022	2022	3	100	6,420	
4	0861	POOL GUNIT	0	100	0	0	360.00	SF	85.00	85.00	100	2022	2022	3	100	30,600	
5	0855	CONC PAVER	0	100	0	0	1,416.00	SF	10.00	10.00	100	2022	2022	3	100	14,160	

LAND DESCRIPTION

TOTAL OB/XF 62,396

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	0003	OR	0.00	0.00	2.00	AC		1.00	1.00	1.50	22,000.00	33,000.00	66,000							

REVIEW DATE 05/02/2022 BY TW Total Acres: 2.00 Total Land Value: 66,000 Market: 0 Agricultural: 0 Common: 66,000 PRINTED 08/02/2023 BY SYS