PT OF NE1/4
IN OR 883/1525

SAWYER MIKE M & DEBORAH D
35728 QUAIL ROAD
CALLAHAN, FL 32011

2023

24-2N-24-0000-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	20	FACE BRICK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 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	03	Quality Level 03

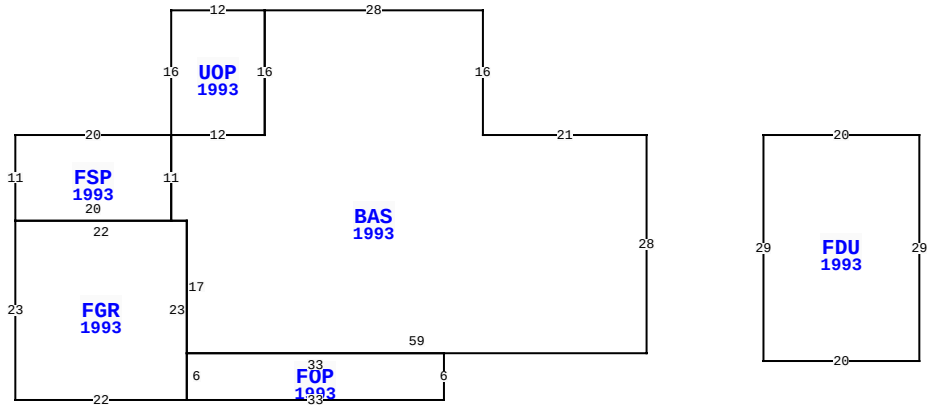
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,122	100	2,122	130,851
FDU	580	65	377	23,247
FGR	506	55	278	17,143
FOP	198	30	59	3,638
FSP	220	40	88	5,427
UOP	192	20	38	2,343
TOTALS	3,818		2,962	182,648

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,962	94.9400	85.68	253,784	1973	1973	0	0	0	28.03	71.97

1 SINGLE FAM – 100% - 1995 Heated Area: 2122 HX Base Yr 1995



35728 QUAIL RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		182,648
TOTAL MARKET OB/XF VALUE		8,077
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		220,725
SOH/AGL Deduction		81,454
ASSESSED VALUE		139,271
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		89,271
TOTAL JUST VALUE		220,725
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		183,727

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E9900	CHNGE SRVC	0	01/02/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0883/1525	5/19/1999	WD	U	I	10	100
GRANTOR: SAWYER JIM HENRY & CH						
GRANTEE: SAWYER MIKE M & DEB						
0720/1839	12/30/1994	AD	U	I	01	50,000
GRANTOR: SAWYER JIM HENRY & LO						
GRANTEE: SAWYER MIKE M & DEB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 N16 W28 UOP=[YR=1993] W12 S16
FSP=[YR=1993] W20 S11 FGR=[YR=1993] S23 E22 FOP=[YR=1993] E33
N6 W33 S6$N23 W22$ E20 N11$ E12 N16$ S16 W12 S11 E2 S17 E59
N28$ PTR=E15 FDU=[YR=1993] E20 S29 W20N29$ W15$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1977	1977	3	42	1,470	
4	0812	CONCRETE C	0	100	0	0	3,337.00	SF	4.00	4.00	100	1985	1985	3	49.5	6,607	

LAND DESCRIPTION

TOTAL OB/XF 8,077

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	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 05/18/2018 BY TWX Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS