PARCELS 16-5 & 16-7
IN OR 2630/344

DOBSON NALANI
35562 QUAIL ROAD
CALLAHAN, FL 32011

2023

24-2N-24-0000-0016-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

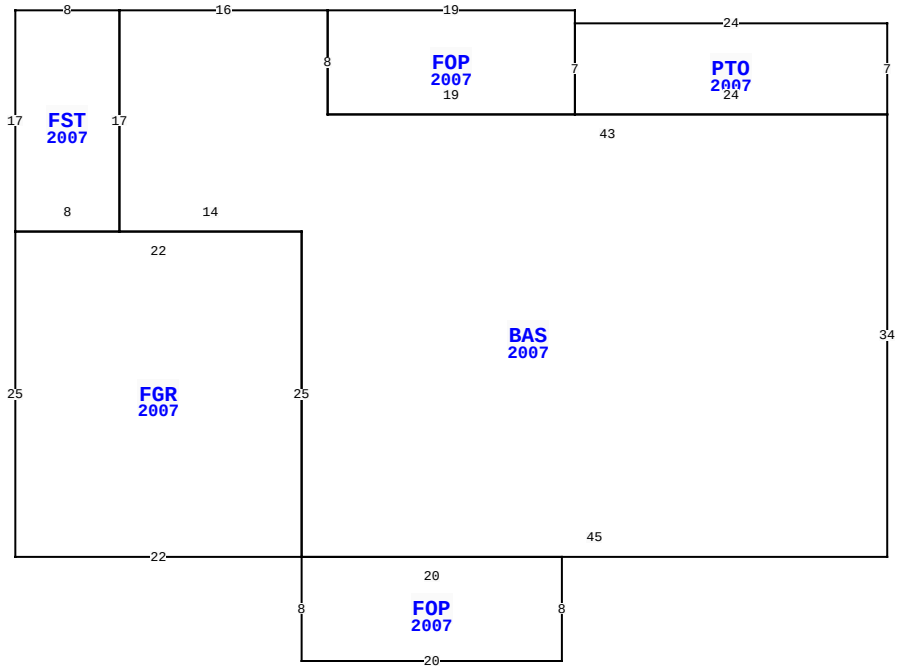
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,784	100	1,784	248,008
FGR	550	55	302	41,984
FOP	152	30	46	6,395
FOP	160	30	48	6,673
FST	136	55	75	10,427
PTO	168	5	8	1,112
TOTALS	2,950		2,263	314,598

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,263	126.5572	150.29	340,106	2007	2012	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2020 Heated Area: 1784 HX Base Yr 2020



35562 QUAIL RD, CALLAHAN

BLD DATE	08/13/2007 JH	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		314,598
TOTAL MARKET OB/XF VALUE		12,803
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		369,401
SOH/AGL Deduction		168,187
ASSESSED VALUE		201,214
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		151,214
TOTAL JUST VALUE		369,401
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		285,231

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21009958	NEW SHINGLES	15,300	07/28/2021
M11753	MECH OTHER	0	07/01/2006
P11140	OTHER	0	05/01/2006
C16756	CO ISSUED	0	12/01/2005
B16756	NEW CONSTR	142,074	12/01/2005
E16335	ELEC OTHER	2,000	12/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2630/344	4/05/2023	WD	Q	I	01	395,000
GRANTOR: LLOYD BRYAN A & MEGAN						
GRANTEE: DOBSON NALANI						
2277/0657	5/17/2019	WD	Q	I	01	251,000
GRANTOR: REDDISH DALE R JR & L						
GRANTEE: LLOYD BRYAN A & MEG						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2007] W24FOP=[YR=2007] N1W19 BAS=[YR=2007] W16FST=[YR=2007] W8S17 FGR=[YR=2007] S25E22N25W22$E8N17$S17 E14S25FOP=[YR=2007] S8E20N8W20$E45 N34W43N8$S8E19N7$S7E24N7$.

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	2007	2007	3	92	3,220	
2	0812	CONCRETE C	0	100	0	0	2,185.00	SF	4.00	4.00	100	2007	2007	3	89	7,779	
3	1242	WD DECK A	0	100	0	0	220.00	SF	10.00	10.00	100	2017	2017	3	82	1,804	

LAND DESCRIPTION

TOTAL OB/XF 12,803

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	1.40	AC		1.00	1.00	1.00	30,000.00	30,000.00	42,000							

REVIEW DATE 11/02/2021 BY TWX Total Acres: 1.40 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 08/02/2023 BY SYS