BLOCK 1 LOT 7 & PT LOTS 6 & 8
IN OR 2547/1706
SWALLOWFORK ESTATES PB 5/305

BENNETT KERI RAE
44191 QUAIL RIDGE DR
CALLAHAN, FL 32011

2024

06-1N-25-199S-0001-0070

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 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

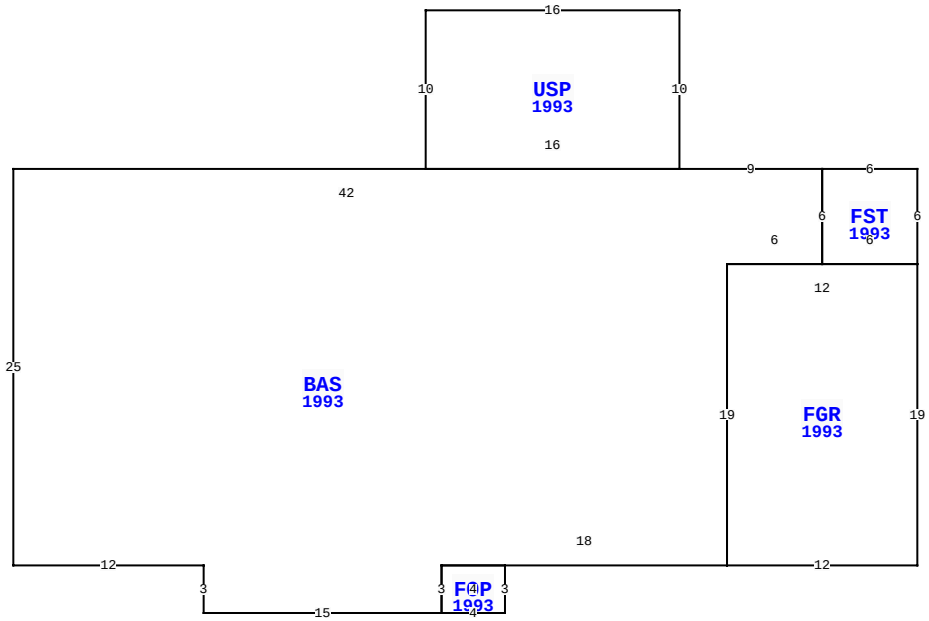
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,206	100	1,206	147,897
FGR	228	55	125	15,330
FOP	12	30	4	491
FST	36	55	20	2,453
USP	160	30	48	5,887
TOTALS	1,642		1,403	172,057

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,403	110.5416	138.18	193,867	1993	2000	0	0	0	11.25	88.75

1 SNGL FAM – 100% - 2023 Heated Area: 1206 HX Base Yr 2023



44191 QUAIL RIDGE DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/13/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		178,965
TOTAL MARKET OB/XF VALUE		9,213
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		218,178
SOH/AGL Deduction		0
ASSESSED VALUE		218,178
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		168,178
TOTAL JUST VALUE		218,178
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		220,902

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000555	REPAIR/RRF	9,000	01/10/2022
1911	GARAGE	8,495	12/05/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2547/1706	3/11/2022	WD	Q	I	01	282,000
GRANTOR: FIN HOMES LLC						
GRANTEE: BENNETT KERI RAE						
2527/0925	12/17/2021	WD	U	I	37	149,000
GRANTOR: PRICE MICHAEL D & VIC						
GRANTEE: CASH GEEKS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W6 BAS=[YR=1993] W9 USP=[YR=1993] N10 W16 S10 E16$ W42 S25 E12 S3 E15 FOP=[YR=1993] E4 N3 W4 S3$ N3 E18 FGR=[YR=1993] E12 N19 W12 S19$ N19 E6 N6$ S6 E6 N6$.

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	0810	CONCRETE A	0	100	0	0	226.00	SF	6.50	6.50	100	1993	1993	3	66	970	
2	0811	CONCRETE B	0	100	0	0	1,738.00	SF	5.20	5.20	100	1997	1997	3	73	6,597	
3	0681	POLE SHED	0	100	28	14	392.00	SF	15.00	15.00	100	2000	2000	3	28	1,646	

LAND DESCRIPTION

TOTAL OB/XF 9,213

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	000100	C	SFR	100	0005	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 02/15/2022 BY KBA Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS

BLOCK 1 LOT 7 & PT LOTS 6 & 8
IN OR 2547/1706
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CALLAHAN, FL 32011

2024

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

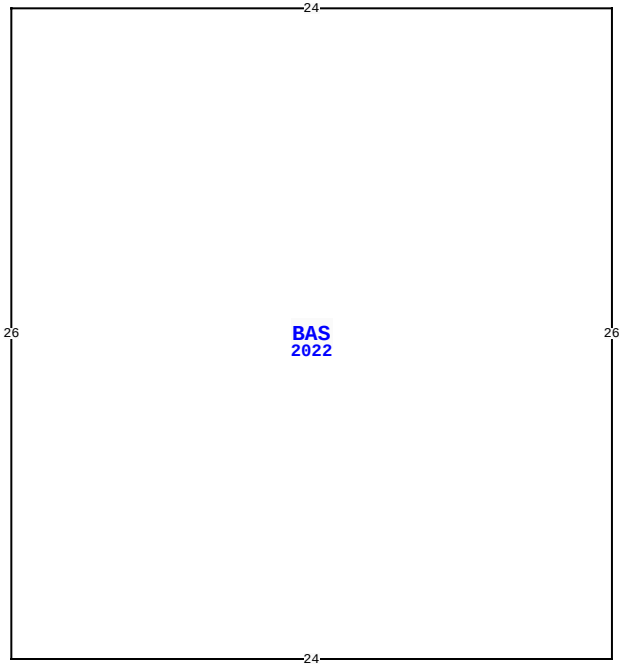
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	624	100	624	6,908
TOTALS	624		624	6,908

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	624	63.2500	22.14	13,815	1995	1995	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 2023 Heated Area: 624 HX Base Yr 2023



44191 QUAIL RIDGE DR, CALLAHAN

BLD DATE		LGL DATE	
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2527/0925	12/17/2021	WD	U	I	37	149,000
GRANTOR: PRICE MICHAEL D & VIC						
GRANTEE: CASH GEEKS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W24 S26 E24 N26$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 02/15/2022 BY KBA Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS