BLOCK 1 LOT 8
IN OR 2079/784
EX PT OR 689/1078

MAZZA JAMES A III & AMANDA
44169 QUAIL RIDGE DR
CALLAHAN, FL 32011

2024

06-1N-25-199S-0001-0080

BUILDING CHARACTERISTICS

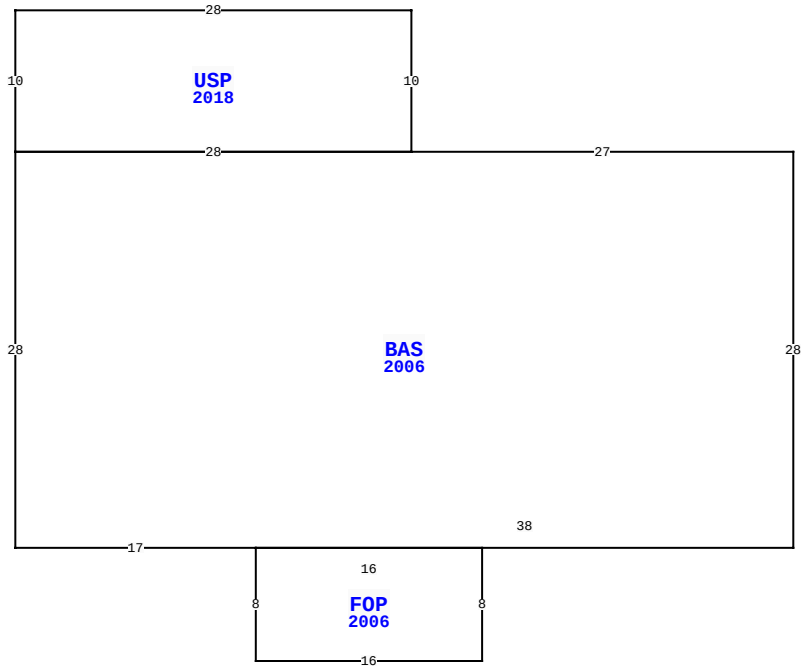
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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
NEIGHBORHOOD/LOC	8007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,540	100	1,540	153,944
FOP	128	30	38	3,799
USP	280	30	84	8,397
TOTALS	1,948		1,662	166,140

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,662	115.0000	109.25	181,574	2006	2006	0	0	0	8.50	91.50

1 SINGLE FAM – 100% - 2007 Heated Area: 1540 HX Base Yr 2007



44169 QUAIL RIDGE DR, CALLAHAN

BLD DATE	03/08/2007 KW	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		185,805
TOTAL MARKET OB/XF VALUE		6,688
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		222,493
SOH/AGL Deduction		94,886
ASSESSED VALUE		127,607
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		77,607
TOTAL JUST VALUE		222,493
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		225,481

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1902399	GARAGE	58,476	05/28/2019
18004606	ADDITION	6,835	06/01/2018
E16327	ELEC OTHER	3,000	12/01/2005
B16528	NEW CONSTR	102,260	11/01/2005
C16528	CO ISSUED	102,260	11/01/2005
B16528	NEW CONSTR	102,260	11/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2079/0784	10/13/2016	QC	U	I	11	100
GRANTOR: ANKJ PROPERTIES LLC						
GRANTEE: MAZZA JAMES A III &						
2028/0041	2/11/2016	CT	U	I	18	54,700
GRANTOR: CLERK OF COURT						
GRANTEE: ANKJ PROPERTIES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W27 USP=[YR=2018] N10 W28 S10 E28$W28 S28 E17
FOP=[YR=2006] S8 E16 N8 W16$ E38 N28$.

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	0940	SHEDS/PORT	0	100	20	10	200.00	SF	20.10	20.10	100	2006	2006	3	27	1,085	
2	0812	CONCRETE C	0	100	0	0	1,610.00	SF	4.00	4.00	100	2006	2006	3	87	5,603	

LAND DESCRIPTION

TOTAL OB/XF 6,688

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 03/06/2020 BY KBP 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 8
IN OR 2079/784
EX PT OR 689/1078

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2024

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

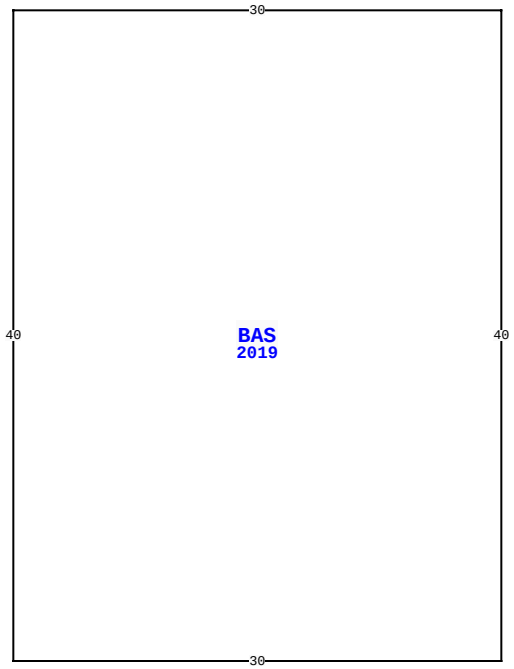
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	19,665
TOTALS	1,200		1,200	19,665

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	48.7600	17.07	20,484	2019	2019	0	0	0	4.00	96.00

2 GARAGE RES – 100% - 2007 Heated Area: 1200 HX Base Yr 2007



44169 QUAIL RIDGE DR, CALLAHAN

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ASSESSED VALUE		127,607
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		77,607
TOTAL JUST VALUE		222,493
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		225,481

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10611	MECH OTHER	0	11/01/2005
P10300	OTHER	0	11/01/2005
R08537	REPAIR/RRF	3,500	11/01/2005
WE00420	OTHER	0	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2079/0784	10/13/2016	QC	U	I	11	100
GRANTOR: ANKJ PROPERTIES LLC						
GRANTEE: MAZZA JAMES A III &						
2028/0041	2/11/2016	CT	U	I	18	54,700
GRANTOR: CLERK OF COURT						
GRANTEE: ANKJ PROPERTIES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W30 S40 E30 N40$.

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 03/06/2020 BY KBP Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS