BLOCK 1 LOT 9
IN OR 2207/982
ESMT IN OR 2366-31

BURTON DARION MARIE FARIS
44135 QUAIL RIDGE DR
CALLAHAN, FL 32011

2024

06-1N-25-199S-0001-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 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	05	Quality Level 05

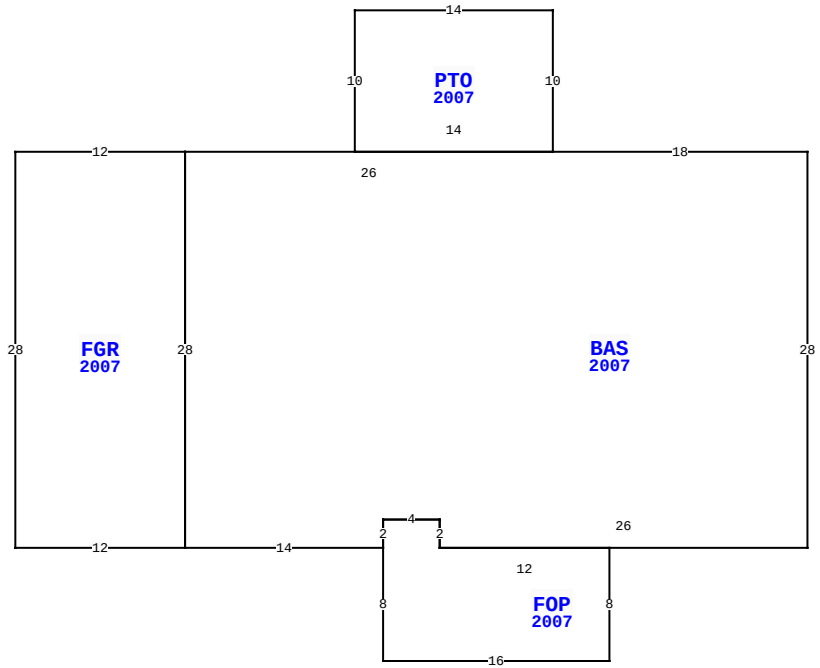
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,224	100	1,224	115,963
FGR	336	55	185	17,527
FOP	136	30	41	3,884
PTO	140	5	7	664
TOTALS	1,836		1,457	138,038

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,457	113.3220	107.66	156,861	2007	2007	0	0	0	12.00	88.00

1 SINGLE FAM – 100% - 2019 Heated Area: 1224 HX Base Yr 2019



44135 QUAIL RIDGE DR, CALLAHAN

BLD DATE	08/16/2007 DJ	LGL DATE	
XF DATE		LAND DATE	03/13/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		138,038
TOTAL MARKET OB/XF VALUE		3,565
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		171,603
SOH/AGL Deduction		42,725
ASSESSED VALUE		128,878
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		78,878
TOTAL JUST VALUE		171,603
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		175,849

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16326	ELEC OTHER	3,000	12/01/2005
C16529	CO ISSUED	0	11/01/2005
B16529	NEW CONSTR	91,610	11/01/2005
M10612	MECH OTHER	0	11/01/2005
P10301	OTHER	0	11/01/2005
R08538	REPAIR/RRF	3,500	11/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2207/0982	6/25/2018	WD	Q	I	01	140,000
GRANTOR: MASSENGILL JENNIFER						
GRANTEE: BURTON DARION MARIE						
2054/1980	6/24/2016	WD	Q	I	01	109,900
GRANTOR: ANKJ PROPERTIES LLC						
GRANTEE: MASSENGILL JENNIFER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W18 PTO=[YR=2007] N10 W14 S10 E14$ W26
FGR=[YR=2007] W12 S28 E12 N28$ S28 E14 FOP=[YR=2007] S8 E16 N8 W12 N2 W4 S2$ N2 E4 S2 E26 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	0811	CONCRETE B	0	100	0	0	779.00	SF	5.20	5.20	100	2007	2007	3	88	3,565	

LAND DESCRIPTION

TOTAL OB/XF 3,565

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 07/26/2022 BY KBA Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS