

BLOCK 1 LOTS 10 11 & 12  
IN OR 1104/125  
SWALLOWFORK ESTATES PB 5/305

BEVERLY WILLIAM L & LINDA L  
44073 QUAIL RIDGE DRIVE  
CALLAHAN, FL 32011

2024

06-1N-25-199S-0001-0100



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 100    |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 70      |
| Interior Floo            | 11 | CLAY TILE 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       |

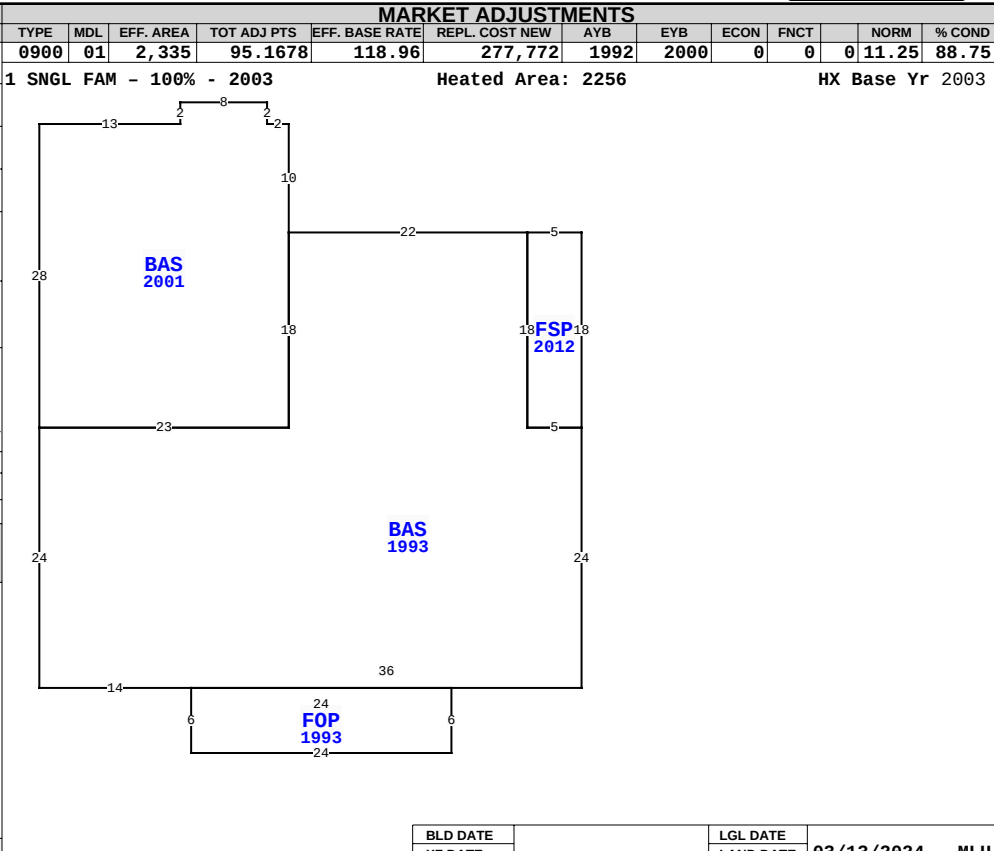
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|------------------|---------|------------------|
| Quality          | 01      | Quality Level 01 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 08      |
| NEIGHBORHOOD/LOC | 8007.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,596            | 100         | 1,596        | 168,501              |
| BAS       | 660              | 100         | 660          | 69,681               |
| FOP       | 144              | 30          | 43           | 4,540                |
| FSP       | 90               | 40          | 36           | 3,801                |
| TOTALS    | 2,490            |             | 2,335        | 246,523              |

| TOTALS         |            | 2,400       | 2,800 | 240,320 |    |    |  |
|----------------|------------|-------------|-------|---------|----|----|--|
| EXTRA FEATURES |            |             |       |         |    |    |  |
| L N            | OB/XF CODE | DESCRIPTION | BLD   | CAP     | L  | W  |  |
| 1              | 0500       | FP-PRE FAB  | 0     | 100     | 0  | 0  |  |
| 2              | 0510       | GARAGE WD-  | 0     | 100     | 24 | 26 |  |
| 3              | 0811       | CONCRETE B  | 0     | 100     | 0  | 0  |  |
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| LAND DESCRIPTION |          |     |                      |     |     |
|------------------|----------|-----|----------------------|-----|-----|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D |
| 1                | 000100   | C   | SFR                  | 100 | 000 |
| 2                | 000100   | C   | SFR                  | 100 | 000 |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |
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|                  |          |     |                      |     |     |
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REVIEW DATE 11/03/2021 BY KB



44073 QUAIL RIDGE DR, CALLAHAN

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 10,304      |  |  |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1 | 6      |
|---------------------------|--|-------------|--------|
| VALUATION SUMMARY         |  |             |        |
| VALUATION BY              |  | STANDARD    |        |
| Tax Group: 6              |  | Tax Dist:   |        |
| BUILDING MARKET VALUE     |  | 246,523     |        |
| TOTAL MARKET OB/XF VALUE  |  | 10,304      |        |
| TOTAL LAND VALUE - MARKET |  | 76,500      |        |
| TOTAL MARKET VALUE        |  | 333,327     |        |
| SOH/AGL Deduction         |  | 179,850     |        |
| ASSESSED VALUE            |  | 153,477     |        |
| TOTAL EXEMPTION VALUE     |  | HX HB       | 50,000 |
| BASE TAXABLE VALUE        |  | 103,477     |        |
| TOTAL JUST VALUE          |  | 333,327     |        |
| NCON VALUE                |  | 0           |        |
| INCOME VALUE              |  |             |        |
| PREVIOUS YEAR MKT VALUE   |  | 347,977     |        |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 21011235   | REPAIR/RRF  | 16,000 | 08/25/2021 |
| 19000373   | GARAGE      | 12,045 | 01/01/2019 |
| B007201    | ADDITION    | 27,048 | 06/01/2000 |
| 2541       | NEW CONSTR  | 2,300  | 07/23/1992 |
| 2540       | NEW CONSTR  | 3,550  | 07/22/1992 |
| 2533       | NEW CONSTR  | 55,000 | 07/16/1992 |

| SALES DATA                     |            |              |        |        |           |               |
|--------------------------------|------------|--------------|--------|--------|-----------|---------------|
| OFF RECORD<br>Number           | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |
| 1104/0125                      | 12/30/2002 | WD           | Q      | I      |           | 159,000       |
| GRANTOR: PAUL ROBERT V & DEANN |            |              |        |        |           |               |
| GRANTEE: BEVERLY WILLIAM L &   |            |              |        |        |           |               |
| 0793/1557                      | 5/16/1997  | WD           | U      | I      | 09        | 96,000        |
| GRANTOR: PERRY MARK E & MACY J |            |              |        |        |           |               |
| GRANTEE: PAUL ROBERT & DEANN   |            |              |        |        |           |               |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |  |  |
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| BUILDING DIMENSIONS                                                                                                                                              |  |  |  |  |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| FSP=[YR=2012] W5 BAS=[YR=1993] W22 BAS=[YR=2001] N10 W2 N2 W8 S2 W13 S28 E23 N18\$ S18 W23 S24 E14 FOP=[YR=1993] S6 E24 N6 W24\$ E36 N24 W5 N18\$ S18 E5 N18\$ . |  |  |  |  |  |  |  |  |  |  |  |  |  |