BLOCK 1 LOT 28
IN OR 1578/1282
SWALLOWFORK ESTATES PB 5/305

SIMPSON WILLIAM S & JEANNA K
44238 QUAIL RIDGE DRIVE
CALLAHAN, FL 32011

2024

06-1N-25-199S-0001-0280

BUILDING CHARACTERISTICS

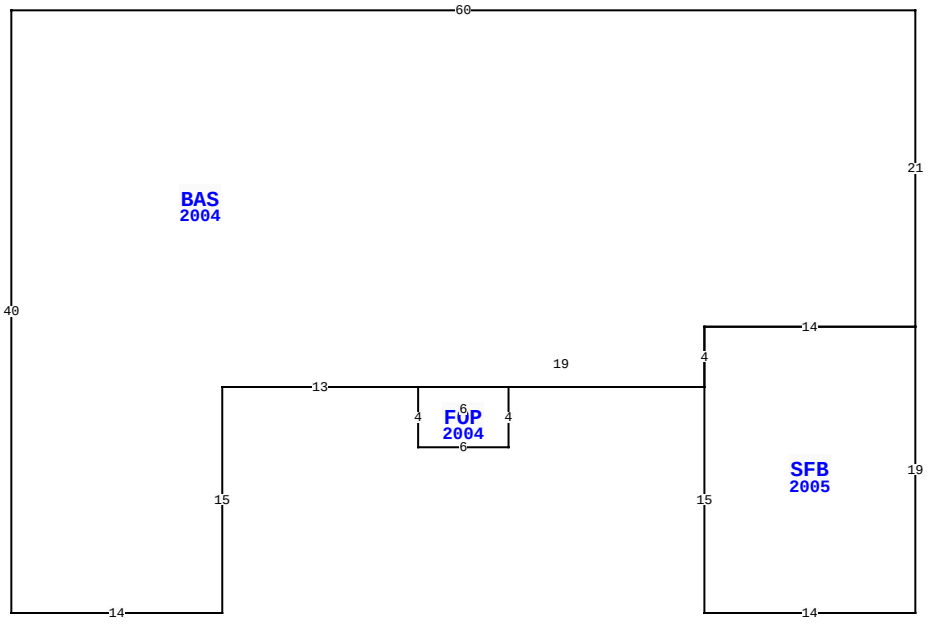
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,654	100	1,654	158,653
FOP	24	30	7	672
SFB	266	80	213	20,431
TOTALS	1,944		1,874	179,756

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,874	111.5730	105.99	198,625	2004	2004	0	0	0	9.50	90.50

1 SINGLE FAM – 0% - 0 Heated Area: 1867 HX Base Yr



44238 QUAIL RIDGE DR, CALLAHAN

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

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	0812	CONCRETE C	0	0	0	0	1,869.00	SF	4.00	4.00	100	2004	2004	3	84	6,280	
2	0866	POOL FIBER	0	0	22	10	220.00	SF	72.00	72.00	100	2005	2005	3	24	3,802	
3	0845	KOOL DECK	0	0	0	0	484.00	SF	7.25	7.25	100	2005	2005	3	86	3,018	
4	0810	CONCRETE A	0	0	0	0	100.00	SF	6.50	6.50	100	2005	2005	3	86	559	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	179,756
TOTAL MARKET OB/XF VALUE	13,659
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	223,415
SOH/AGL Deduction	26,978
ASSESSED VALUE	196,437
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	196,437
TOTAL JUST VALUE	223,415
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	226,036

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15081	SWIM POOL	23,500	01/01/2005
M0409078	H/AC	50	12/01/2004
B12628	NEW CONSTR	110,488	04/01/2004
R6027	REPAIR/RRF	1,365	04/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1578/1282	7/25/2008	WD	U	I	23	195,000
GRANTOR: SMITH JAMES H & STACE						
GRANTEE: SIMPSON WILLIAM S &						
1285/0945	1/04/2005	WD	U	I	21	128,000
GRANTOR: MEDSKER TEDDY P						
GRANTEE: SMITH JAMES H & STA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W60 S40 E14 N15 E13 FOP=[YR=2004] S4 E6 N4 W6$ E19 SFB=[YR=2005] S15 E14 N19 W14 S4$ N4 E14 N21$.

LAND DESCRIPTION

TOTAL OB/XF 13,659

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	0	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