S 367.5 FT OF
SW 1/4 OF SW 1/4
IN OR 15 PG 468 & PARCEL

COBB RALPH L
35053 QUAIL ROAD
CALLAHAN, FL 32011

2024

14-2N-24-0000-0004-0010

BUILDING CHARACTERISTICS

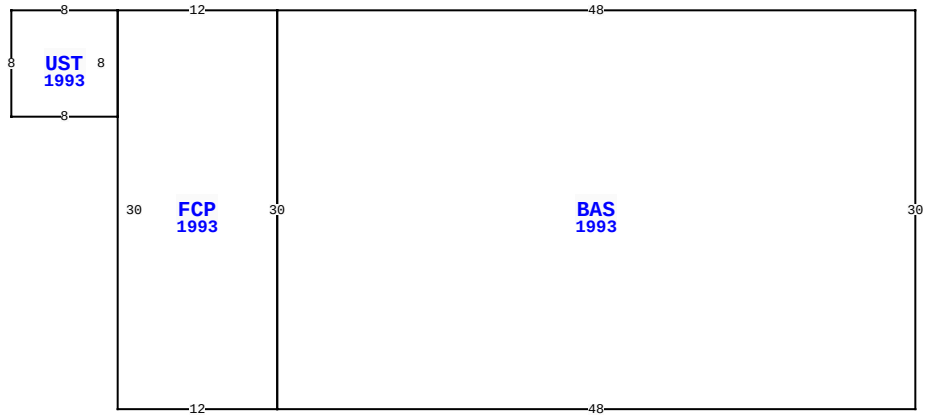
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1,440	119,773
FCP	360	25	90	7,486
UST	64	45	29	2,412
TOTALS	1,864		1,559	129,672

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,559	118.3200	112.40	175,232	1961	1991	0	0	0	26.00	74.00

1 SINGLE FAM – 100% - 0 Heated Area: 1440 HX Base Yr



35053 QUAIL RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		129,672
TOTAL MARKET OB/XF VALUE		23,259
TOTAL LAND VALUE - MARKET		299,500
TOTAL MARKET VALUE		227,992
SOH/AGL Deduction		136,604
ASSESSED VALUE		91,388
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		36,388
TOTAL JUST VALUE		452,431
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		447,219

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0147/0129	1/01/1973	WD	U	V		2,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 FCP=[YR=1993] W12 UST=[YR=1993] W8 S8 E8N8$ S30 E12N30 $ S30 E48 N30$.

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	0	0	300.00	SF	20.10	20.10	100	1980	1980	3	20	1,206	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628	
3	0511	GARAGE CB-	0	100	20	20	400.00	SF	40.00	40.00	100	1991	1991	3	62	9,920	
4	0811	CONCRETE B	0	100	45	14	630.00	SF	5.20	5.20	100	2010	2010	3	91	2,981	
5	0681	POLE SHED	0	100	0	0	1,260.00	SF	15.00	15.00	100	1991	1991	3	20	3,780	
6	0200	BARN WD 0-	0	100	24	24	576.00	SF	20.00	20.00	100	1991	1991	3	20	2,304	
7	0300	BOAT DCK W	0	100	30	6	180.00	SF	40.00	40.00	100	1991	1991	3	20	1,440	

LAND DESCRIPTION

TOTAL OB/XF 23,259

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	005000	C	RURAL HOME	100	0007	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							
2	005401	A	TIMB2-1 SI	0		OR	0.00	0.00	15.80	AC		1.00	1.00	1.00	795.00	795.00	12,561							
3	009530	C	POND	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,500							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	15.80	AC		1.00	1.00	1.00	15,000.00	15,000.00	237,000							

REVIEW DATE 05/28/2020 BY TWA Total Acres: 18.80 Total Land Value: 75,061 Market: 237,000 Agricultural: 12,561 Common: 62,500 PRINTED 08/06/2024 BY SYS