



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,986	100	1,986	265,532
FEP	478	80	382	51,074
FGR	575	55	316	42,250
FOP	402	30	121	16,178
FUS	475	100	475	63,509

TOTALS	3,916		3,280	438,542
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,963.00	SF	4.00	4.00	
2	0811	CONCRETE B	0	100	0	0	900.00	SF	5.20	5.20	
3	0811	CONCRETE B	0	100	0	0	554.00	SF	5.20	5.20	
4	0861	POOL GUNIT	0	100	0	0	470.00	SF	85.00	85.00	
5	0910	SCRN RM L	0	100	40	30	1,200.00	SF	15.00	15.00	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	2.00	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,280	108.8360	163.25	535,460	1998	1998	0	0	0 18.10	81.90
1 SFR CUST - 100% - 2019 Heated Area: 2461 HX Base Yr 2019											

35153 QUAIL RD, CALLAHAN	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	100	0	0	1,963.00	SF	4.00	4.00	100	1998	1998	3	75	5,889	
2	0811	CONCRETE B	0	100	0	0	900.00	SF	5.20	5.20	100	1999	1999	3	77	3,604	
3	0811	CONCRETE B	0	100	0	0	554.00	SF	5.20	5.20	100	2010	2010	3	91	2,622	
4	0861	POOL GUNIT	0	100	0	0	470.00	SF	85.00	85.00	100	2012	2012	3	68	27,166	
5	0910	SCRN RM L	0	100	40	30	1,200.00	SF	15.00	15.00	100	2012	2012	3	55	9,900	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2012	2012	3	55	1,100	

TOTAL OB/XF											
50,281											

NASSAU COUNTY PROPERTY											
PAGE 1 of 2											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						460,220					
TOTAL MARKET OB/XF VALUE						50,281					
TOTAL LAND VALUE - MARKET						60,000					
TOTAL MARKET VALUE						570,501					
SOH/AGL Deduction						256,642					
ASSESSED VALUE						313,859					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						263,859					
TOTAL JUST VALUE						570,501					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						468,366					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26404	ADDITION	27,766	09/03/2012
E25330	ELEC OTHER	0	08/01/2012
B26310	SWIM POOL	42,600	08/01/2012
B24036	ADDITION	700	10/01/2010
E984530	NEW CONSTR	176,000	03/01/1998
B974463	GARAGE	18,000	11/01/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2184/1121	3/15/2018	WD	Q	I	01	410,000	
GRANTOR: CAUSEY JOHN & EDNA							
GRANTEE: LANGLEY WILLIAM & G							
2004/1946	9/24/2015	WD	U	I	11	100	
GRANTOR: CAUSEY JOHN & TINA							
GRANTEE: CAUSEY JOHN & EDNA							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FEP=[YR=2010] W52 S10 BAS=[YR=1998] W9 FGR=[YR=1998] W23 S25 E23 N25\$ S18 E9 FOP=[YR=1998] S24 E52 N6 W14 S1 W18N1 W14 N18 W6\$ E6 S18 E14 S1 E18 N1 E14 N36 W5 N2 W8 S2 W20 N1 W1 N2 W8 S2 W1 S1 W9\$ E9 N1 E1 N2 E8 S2 E1 S1 E20 N2 E8 S2 E5 N10\$ PTR=E15 FUS=[YR=1998] E19 S25 W19 N25\$ W15\$.											

LANGLEY WILLIAM & GRETTA
35153 QUAIL ROAD
CALLAHAN, FL 32011-3141

22-2N-24-0000-0001-0010

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