

PT OF E1/2 OF NE1/4
IN OR 2414/137 (EX PAR'S 1-16
1-20 & 1-22)

TERRY ARTIE D & ROBYN M
35456 QUAIL ROAD
CALLAHAN, FL 32011

2024

23-2N-24-0000-0001-0110



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	30 VINYL 70
Exterior Wall	31 HARDIE BRD 30
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 50
Interior Floo	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	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
NEIGHBORHOOD/LOC	8001.00	

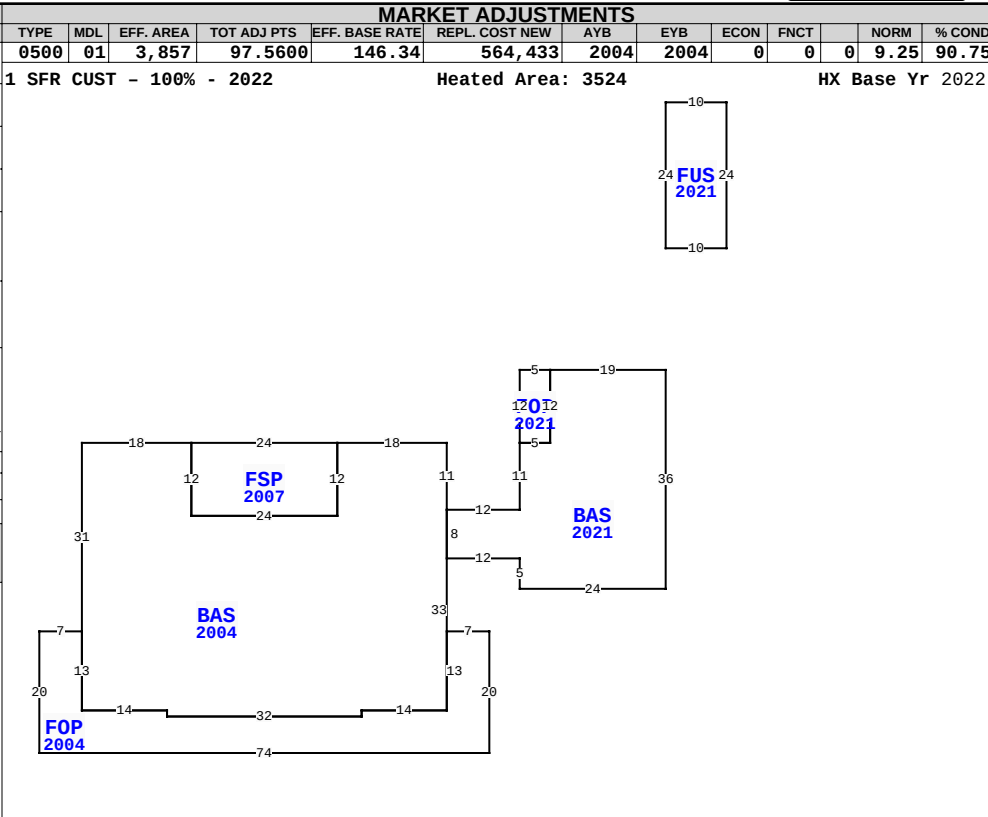
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,384	100	2,384	316,604
BAS	900	100	900	119,523
FOP	668	30	200	26,561
FOP	60	30	18	2,390
FSP	288	40	115	15,272
FUS	240	100	240	31,873

TOTALS	4,540		3,857	512,223
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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	0811	CONCRETE B	0	100	0	0	584.00	SF	5.20	5.20	
2	0811	CONCRETE B	0	100	47	16	752.00	SF	5.20	5.20	
3	0861	POOL GUNIT	0	100	0	0	694.00	SF	85.00	85.00	
4	0855	CONC PAVER	0	100	0	0	1,252.00	SF	10.00	10.00	

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	0006	OR	0.00	0.00	6.50	AC	

REVIEW DATE 11/02/2021 BY TW



35456 QUAIL RD, CALLAHAN	BLD DATE	LGL DATE	05/22/2023	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	0811	CONCRETE B	0	100	0	0	584.00	SF	5.20	5.20	100	2004	2004	3	84	2,551	
2	0811	CONCRETE B	0	100	47	16	752.00	SF	5.20	5.20	100	2006	2006	3	87	3,402	
3	0861	POOL GUNIT	0	100	0	0	694.00	SF	85.00	85.00	100	2021	2021	3	95	56,041	
4	0855	CONC PAVER	0	100	0	0	1,252.00	SF	10.00	10.00	100	2021	2021	3	99	12,395	

TOTAL OB/XF											
74,389											

Total Acres: 6.50 Total Land Value: 104,000 Market: 0 Agricultural: 0 Common: 104,000

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						520,884					
TOTAL MARKET OB/XF VALUE						74,389					
TOTAL LAND VALUE - MARKET						104,000					
TOTAL MARKET VALUE						699,273					
SOH/AGL Deduction						165,620					
ASSESSED VALUE						533,653					
TOTAL EXEMPTION VALUE						55,000					
BASE TAXABLE VALUE						478,653					
TOTAL JUST VALUE						699,273					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						588,523					

TEAR OFF AND REPLACE W/ MTL ROOF			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
230008524	NEW ROOF	38,000	07/03/2023
21000039	SWIM POOL	25,000	01/08/2021
00	NEW CONSTR	186,200	01/01/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2414/0137	9/11/2020	WD	Q	I	01	415,000	
GRANTOR: POSTON DONALD BRYANT							
GRANTEE: TERRY ARTIE D & ROB							
1450/0331	10/06/2006	QC	U	V	06	100	
GRANTOR: FRESHWATER CHARLES DA							
GRANTEE: POSTON DONALD BRYAN							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2021] W19 FOP=[YR=2021] W5 S12 E5 N12\$ S12 W5 S11 W12											
BAS=[YR=2004] N11 W18 FSP=[YR=2007] W24 S12 E24 N12\$ S12 W24											
N12 W18 S31 FOP=[YR=2004] W7 S20 E74 N20 W7 S13 W14 S1 W32 N1											
W14 N13\$ S13 E14 S1 E32 N1 E14 N33\$ S8 E12 S5 E24 N36\$											
PTR=N20 FUS=[YR=2021] N24 E10 S24 W10\$ S20\$.											

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