PT NE1/4 OF SEC 23-2N-24
IN OR 2513/478
(EX PT IN OR 2724/620)

HORTON RICKY K & HALEY
35409 QUAIL RD
CALLAHAN, FL 32011

2024

23-2N-24-0000-0001-0250

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

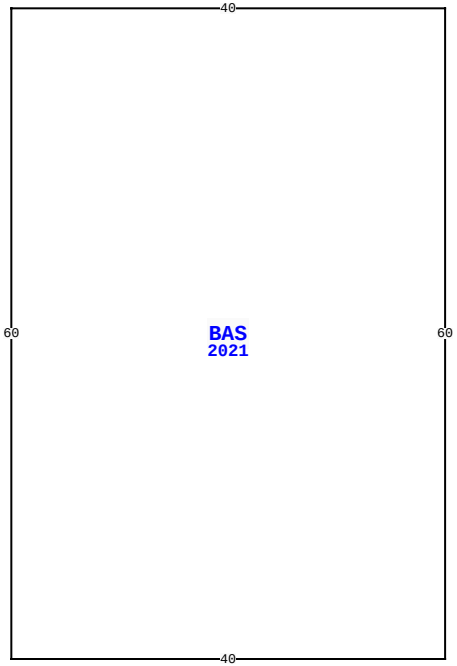
DOR CODE	0700	MISC RESIDENTIAL	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100	2,400	31,346
TOTALS	2,400		2,400	31,346

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,400	51.8420	18.14	43,536	2004	2004	0	0	0	28.00	72.00

1 GARAGE RES – 0% - 0 Heated Area: 2400 HX Base Yr



QUAIL RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/24/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	31,346
TOTAL MARKET OB/XF VALUE	9,045
TOTAL LAND VALUE - MARKET	71,250
TOTAL MARKET VALUE	111,641
SOH/AGL Deduction	13,741
ASSESSED VALUE	97,900
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	97,900
TOTAL JUST VALUE	111,641
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	121,217

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2513/0478	10/27/2021	WD	U	I	30	30,000

GRANTOR: CARVER RICHARD T & HO

GRANTEE: HORTON RICKY K & HA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W40 S60 E40 N60$.

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	2,692.00	SF	4.00	4.00	100	2004	2004	3	84	9,045	

LAND DESCRIPTION

TOTAL OB/XF 9,045

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	000115	C	SFR ACRES	0		OR	0.00	0.00	3.80	AC		1.00	1.00	0.75	25,000.00	18,750.00	71,250							

REVIEW DATE 07/24/2024 BY WWA Total Acres: 3.80 Total Land Value: 71,250 Market: 0 Agricultural: 0 Common: 71,250 PRINTED 08/06/2024 BY SYS