PT OF NW1/4 OF SEC 23-2N-24E
IN OR 781/1915 & OR 781/402 &
OR 158/651

QUAILE WILLIAM JOHN JR
35306 QUAIL ROAD
CALLAHAN, FL 32011

2024

23-2N-24-0000-0002-0000

BUILDING CHARACTERISTICS

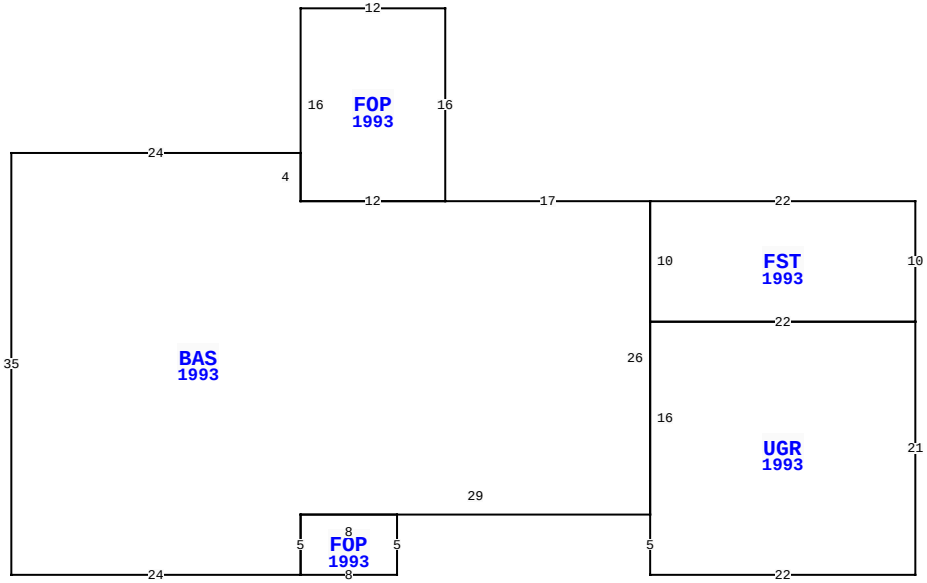
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,594	100	1,594	127,307
FOP	40	30	12	958
FOP	192	30	58	4,632
FST	220	55	121	9,664
UGR	462	45	208	16,612
TOTALS	2,508		1,993	159,174

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,993	126.4200	120.10	239,359	1971	1976	0	0	0	33.50	66.50

5 SINGLE FAM – 100% - 1998 Heated Area: 1594 HX Base Yr 1998



35306 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		159,174
TOTAL MARKET OB/XF VALUE		1,949
TOTAL LAND VALUE - MARKET		451,050
TOTAL MARKET VALUE		224,683
SOH/AGL Deduction		81,561
ASSESSED VALUE		143,122
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		88,122
TOTAL JUST VALUE		612,173
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		605,472

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615208	REPAIR/RRF	14,257	08/31/2016
B1428980	DEMOLITION	7,000	06/01/2014
B0515314	NEW CONSTR	130,000	06/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0781/1915	1/13/1997	QC	U	I	01	100

GRANTOR: HUGGINS BLANCHE D MRS

GRANTEE: QUAILE WM JOHN JR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 FOP=[YR=1993] N16 W12 S16 E12$ W12 N4 W24 S35 E24 FOP=[YR=1993] E8 N5 W8 S5$ N5 E29 UGR=[YR=1993] S5 E22 N21 FST=[YR=1993] N10 W22 S10 E22$ W22 S16$ N26$.

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	0810	CONCRETE A	0	100	0	0	650.00	SF	6.50	6.50	100	1980	1980	3	32.5	1,373	
2	0810	CONCRETE A	0	100	0	0	341.00	SF	6.50	6.50	100	1975	1975	3	26	576	

LAND DESCRIPTION

TOTAL OB/XF 1,949

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	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	11.13	AC		1.00	1.00	1.00	555.00	555.00	6,177							
3	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	47.19	AC		1.00	1.00	1.00	415.00	415.00	19,584							
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	9.89	AC		1.00	1.00	1.00	190.00	190.00	1,879							
5	006000	A	PAST1/HAY	0		OR	0.00	0.00	16.00	AC		1.00	1.00	1.00	370.00	370.00	5,920							
6	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	84.21	AC		1.00	1.00	1.00	5,000.00	5,000.00	421,050							

REVIEW DATE 02/14/2024 BY KBA Total Acres: 85.21 Total Land Value: 63,560 Market: 421,050 Agricultural: 33,560 Common: 30,000 PRINTED 08/06/2024 BY SYS