IN OR 2638 PG 36
EX R/W OR 666/501

QUAILE WILLIAM J JR L/E/
35306 QUAIL ROAD
CALLAHAN, FL 32011-3130

2024

23-2N-24-0000-0002-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6000	PASTURELAND 1	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

35305 QUAIL RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	99,500
TOTAL MARKET VALUE	3,636
SOH/AGL Deduction	0
ASSESSED VALUE	3,636
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,636
TOTAL JUST VALUE	99,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	99,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2638/36	8/23/2022	QC	U	V	11	100
GRANTOR: QUAILE WILLIAM JOHN J						
GRANTEE: QUAILE PATRICIA ANN						
2637/1999	8/23/2022	QC	U	V	11	100
GRANTOR: QUAILE WILLIAM JOHN J						
GRANTEE: QUAILE PATRICIA ANN						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	006005	A	PAST/GRAZE	0		OR	0.00	0.00	2.88	AC		1.00	1.00	1.00	370.00	370.00	1,066							
2	005970	A	AGRI-POND	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	70.00	70.00	70							
3	009530	C	POND	0		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	3.88	AC		1.00	1.00	1.00	25,000.00	25,000.00	97,000							

REVIEW DATE 06/15/2023 BY MLU Total Acres: 4.88 Total Land Value: 3,636 Market: 97,000 Agricultural: 1,136 Common: 2,500 PRINTED 08/06/2024 BY SYS