

PT OF NW1/4 OF SEC 23-2N-24E
IN OR 2185/78
EX R/W OR 666/499

BAILEY NANCY B
35286 QUAIL RD
CALLAHAN, FL 32011

2024

23-2N-24-0000-0002-0040



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																								
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6																													
Exterior Wall	05	AVERAGE 100	0100	01	1,554	105.0000	99.75	155,012	1942	1960	0	0	23.00	77.00	VALUATION SUMMARY																													
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2019										Heated Area: 1020										HX Base Yr 2019																					
Roof Cover	12	MODULAR MT 100	UST 1993 BAS 1993 FEP 1993																																									
Interior Wall	05	DRYWALL 60																																										
Interior Wall	04	PLYWOOD 40																																										
Interior Floo	14	CARPET 90																																										
Interior Floo	08	SHT VINYL 10																																										
Air Condition	03	CENTRAL 100																																										
Heating Type	04	AIR DUCTED 100																																										
Bedrooms	2	100																																										
Bathrooms	1	100																																										
Frame	N/A	100																																										
Stories	1.	1. 100																																										
Units	0	100																																										
BUD8 Adjustme	06	DIST 1D 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	1,020	100	1,020	78,344																																								
FDU	520	65	338	25,961																																								
FEP	182	80	146	11,214																																								
UST	112	45	50	3,841																																								
TOTALS	1,834		1,554	119,359																																								
EXTRA FEATURES					35286 QUAIL RD, CALLAHAN										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE										05/22/2023 MLU									
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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1942	1942	3	20	400																												
2	0511	GARAGE CB-	0	100	22	26	572.00	SF	40.00	40.00	100	1975	1975	3	26	5,949																												
3	0810	CONCRETE A	0	100	0	0	320.00	SF	6.50	6.50	100	1975	1975	3	26	541																												
4	0350	CARPORT WD	0	100	22	24	528.00	SF	13.00	13.00	100	1970	1970	3	20	1,373																												
5	0681	POLE SHED	0	100	22	23	506.00	SF	15.00	15.00	100	1985	1985	3	20	1,518																												
6	0511	GARAGE CB-	0	100	24	24	576.00	SF	40.00	40.00	100	1997	1997	3	73	16,819																												
LAND DESCRIPTION																		TOTAL OB/XF 26,600																										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	80,000																											
REVIEW DATE 05/12/2019 BY KBA Total Acres: 5.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS																																												