

NW1/4
PT OR 1110/1860
PARCELS 2-18 & 2-19

STONE RICHARD A & MARY C
35107 QUAIL ROAD
CALLAHAN, FL 32011

2024

23-2N-24-0000-0002-0180



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 2												
Exterior Wall	20	FACE BRICK 80	0900	01	3,162	95.9652	119.96	379,314	1998	2003	0	0	0	13.95	86.05	VALUATION SUMMARY											
Exterior Wall	05	AVERAGE 20	1 SNGL FAM - 100% - 2003													Heated Area: 2719											
Roof Structure	08	IRREGULAR 100														HX Base Yr 2003											
Roof Cover	03	COMP SHNGL 100																									
Interior Wall	05	DRYWALL 100																									
Interior Floor	11	CLAY TILE 50																									
Interior Floor	14	CARPET 50																									
Air Condition	03	CENTRAL 100																									
Heating Type	04	AIR DUCTED 100																									
Bedrooms		3 100																									
Bathrooms		3 100																									
Frame	02	WOOD FRAME 100																									
Stories	2.	2. 100																									
Units		0 100																									
BUD8 Adjustme	06	DIST 1D 100																									
Occupancy	00	NONE 100																									
Quality	01	Quality Level 01																									
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	1,272	100	1,272	131,303																							
BAS	357	100	357	36,852																							
FGR	700	55	385	39,742																							
FOP	192	30	58	5,987																							
FUS	336	100	336	34,684																							
FUS	754	100	754	77,832																							
TOTALS	3,611		3,162	326,400																							
EXTRA FEATURES					35107 QUAIL RD, CALLAHAN										BLD DATE XF DATE INC 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	LGL DATE LAND DATE AG DATE									
1	0510	GARAGE WD-	0	100	24	26	624.00	SF	35.00	35.00	100	1998	1998	3	26	5,678		05/18/2023 MLU									
2	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	1998	1998	3	81	5,670											
3	0811	CONCRETE B	0	100	0	0	975.00	SF	5.20	5.20	100	1998	1998	3	75	3,803											
4	0835	QUARY TILE	0	100	0	0	221.00	SF	10.00	10.00	100	1998	1998	3	75	1,658											
5	0811	CONCRETE B	0	100	0	0	794.00	SF	5.20	5.20	100	2002	2002	3	82	3,386											
6	0861	POOL GUNIT	0	100	28	12	364.00	SF	85.00	85.00	100	2006	2006	3	44	13,614											
7	0855	CONC PAVER	0	100	0	0	1,682.00	SF	10.00	10.00	100	2006	2006	3	87	14,633											
8	0462	ST/AL FNC	0	100	120	4	480.00	SF	10.00	10.00	100	2006	2006	3	44	2,112											
9	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2006	2006	3	69	414											
10	0351	CARPORT MT	0	100	50	16	800.00	SF	9.10	9.10	100	2006	2006	3	27	1,966											
LAND DESCRIPTION					TOTAL OB/XF										52,934												
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	0005	OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	72,000										
REVIEW DATE 09/17/2019 BY TWA Total Acres: 4.00 Total Land Value: 72,000 Market: 0 Agricultural: 0 Common: 72,000 PRINTED 08/06/2024 BY SYS																											

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