PT OR NW1/4 OF NW1/4
IN OR 2086/52

SMITH JOHN MARK JR
35217 QUAIL RD
CALLAHAN, FL 32011-6163

2024

23-2N-24-0000-0002-0210

BUILDING CHARACTERISTICS

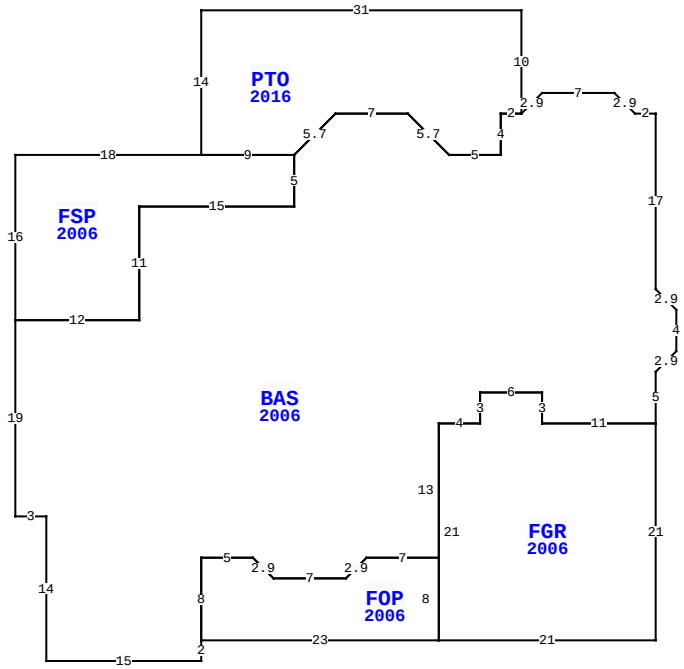
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	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	2,150	100	2,150	316,206
FGR	459	55	252	37,062
FOP	166	30	50	7,354
FSP	267	40	107	15,737
PTO	382	5	19	2,794
TOTALS	3,424		2,578	379,154

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,578	107.1360	160.70	414,285	2006	2006	0	0	0	8.48	91.52

1 SFR CUST – 100% - 2018 Heated Area: 2150 HX Base Yr 2018



35217 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		379,154
TOTAL MARKET OB/XF VALUE		22,859
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		432,013
SOH/AGL Deduction		207,763
ASSESSED VALUE		224,250
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		174,250
TOTAL JUST VALUE		432,013
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		340,327

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11714	MECH OTHER	0	07/01/2006
E17298	ELEC OTHER	0	05/01/2006
C17652	CO ISSUED	0	04/01/2006
R09217	REPAIR/RRF	6,000	04/01/2006
B17652	NEW CONSTR	154,806	04/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2086/0052	11/28/2016	WD	Q	I	01	262,900
GRANTOR: EDDY JOHN JEFFREY & H						
GRANTEE: SMITH JOHN MARK JR						
1752/1563	7/15/2011	WD	U	I	11	148,000
GRANTOR: US BANK NATIONAL ASSO						
GRANTEE: EDDY JOHN JEFFREY &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W2 L2 U2 W7 D2 L2 PTO=[YR=2016] N10 W31 S14 FSP=[YR=2006] W18 S16 E12 N11 E15 N5 W9$ E9 U4 R4 E7 D4 R4 E5 N4 E2$ W2 S4 W5 U4 L4 W7 D4 L4 S5 W15 S11 W12 S19 E3 S14 E15 N2 FOP=[YR=2006] E23 FGR=[YR=2006] E21N21 W11 N3 W6 S3 W4 S21$ N8 W7 D2 L2 W7 L2 U2 W5 S8$ N8 E5 D2 R2 E7 R2 U2 E7 N13 E4 N3 E6 S3 E11 N5 U2 R2 N4 L2 U2 N17$.

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	100	0	0	2,088.00	SF	4.00	4.00	100	2006	2006	3	87	7,266	
2	0510	GARAGE WD-	0	100	25	22	550.00	SF	35.00	35.00	100	2016	2016	3	81	15,593	

LAND DESCRIPTION

TOTAL OB/XF 22,859

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	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 07/21/2021 BY TWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS