PT OF NW1/4
IN OR 2296/149

ROSSI LORETTA A & STEPHEN D
35166 QUAIL RD
CALLAHAN, FL 32011-0715

2024

23-2N-24-0000-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 80
Interior Floo	06	VINYL ASB 20
Air Condition	01	NONE 100
Heating Type	01	NONE 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

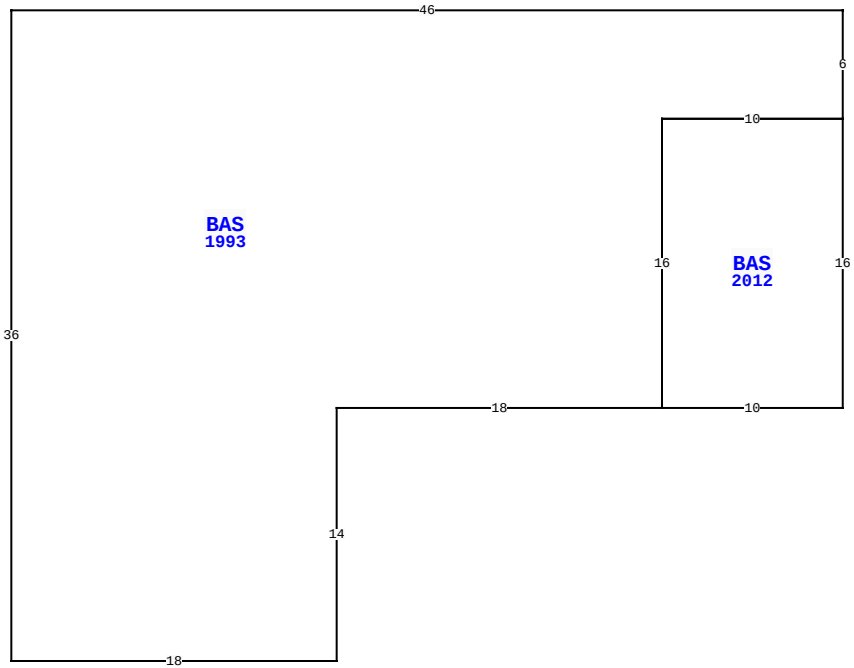
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100	1,104	81,205
BAS	160	100	160	11,769
TOTALS	1,264		1,264	92,974

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,264	95.8880	91.09	115,138	1963	1975	0	0	0	19.25	80.75

1 SINGLE FAM – 100% - 2018 Heated Area: 1264 HX Base Yr 2018



35166 QUAIL RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		92,974
TOTAL MARKET OB/XF VALUE		1,411
TOTAL LAND VALUE - MARKET		49,500
TOTAL MARKET VALUE		143,885
SOH/AGL Deduction		73,126
ASSESSED VALUE		70,759
TOTAL EXEMPTION VALUE	HX HB	45,759
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		143,885
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		139,573

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2296/0149	8/07/2019	QC	U	I	11	12,000
GRANTOR: THOMAS ROSEMARY F & L						
GRANTEE: ROSSI LORETTA A & S						
2163/1491	12/12/2017	QC	U	I	11	100
GRANTOR: THOMAS ROSEMARY F & L						
GRANTEE: THOMAS ROSEMARY F &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W46 S36 E18 N14 E18 BAS=[YR=2012] E10 N16 W10 S16 $ N16 E10 N6 $.

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	0752	USP	0	100	28	14	392.00	SF	15.00	15.00	100	1996	1996	3	24	1,411	

LAND DESCRIPTION

TOTAL OB/XF 1,411

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	1.65	AC		1.00	1.00	1.00	30,000.00	30,000.00	49,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.65 Total Land Value: 49,500 Market: 0 Agricultural: 0 Common: 49,500 PRINTED 08/06/2024 BY SYS