LOT 4
IN OR 1787/965
QUAIL ROAD ESTATES PB 5/312

WHITAKER IRVIN L
35419 QUAIL RD
CALLAHAN, FL 32011

2024

23-2N-24-1791-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	34	LAP SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

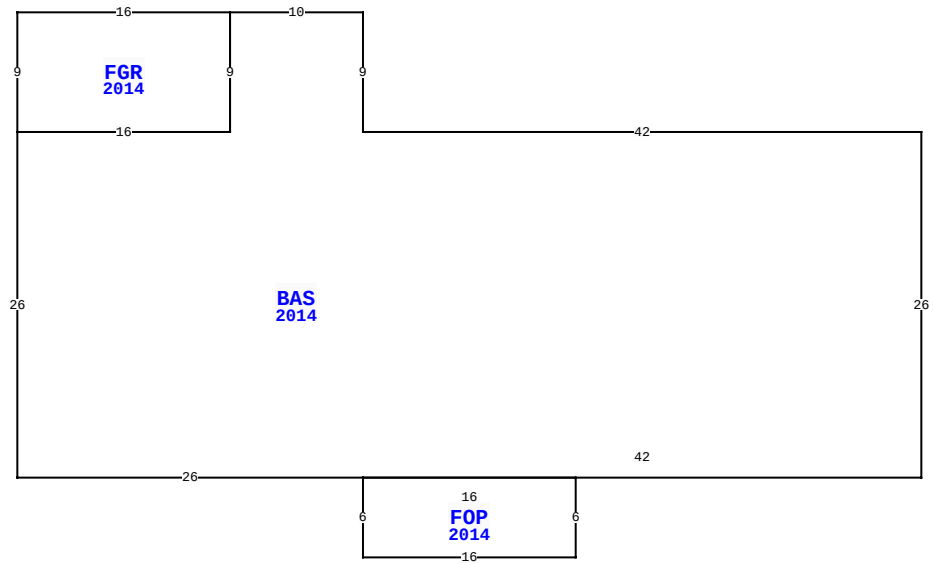
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,858	100	1,858	181,638
FGR	144	55	79	7,723
FOP	96	30	29	2,835
TOTALS	2,098		1,966	192,196

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,966	102.9000	97.76	192,196	2015	2015	0	0	0	0.00	100.00

2 SINGLE FAM – 100% - 2016 Heated Area: 1858 HX Base Yr 2016



35419 QUAIL RD, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		192,196
TOTAL MARKET OB/XF VALUE		4,412
TOTAL LAND VALUE - MARKET		30,300
TOTAL MARKET VALUE		226,908
SOH/AGL Deduction		129,511
ASSESSED VALUE		97,397
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		47,397
TOTAL JUST VALUE		226,908
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		217,188

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633244	CARPORT	19,284	10/01/2016
B1326812	CO ISSUED	0	12/21/2015
M1420193	H/AC	0	09/01/2014
B1326812	NEW CONSTR	0	01/01/2013
MH971616	MH MOVE-ON	0	02/01/1997
8640	MH MOVE-ON	11,000	08/15/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1787/0965	4/05/2012	WD	U	I	12	15,000
GRANTOR: ANDERSON AMY HARRIS &						
GRANTEE: WHITAKER IRVIN L						
1546/0841	1/16/2008	WD	U	I	21	135,300
GRANTOR: BEASLEY BRIAN A & HEA						
GRANTEE: ANDERSON AMY H & DA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W42 N9 W10 FGR=[YR=2014] W16 S9 E16 N9$ S9 W16 S26 E26 FOP=[YR=2014] S6 E16 N6 W16$ E42 N26 $.

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
2	0810	CONCRETE A	0	100	4	4	16.00	SF	6.50	6.50	100	2014	2014	3	95	99	
3	0811	CONCRETE B	0	100	36	24	864.00	SF	5.20	5.20	100	2016	2016	3	96	4,313	

LAND DESCRIPTION

TOTAL OB/XF 4,412

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	000100	C	SFR	100	0006	OR	0.00	0.00	1.01	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,300							

REVIEW DATE 03/28/2024 BY KBA Total Acres: 1.01 Total Land Value: 30,300 Market: 0 Agricultural: 0 Common: 30,300 PRINTED 08/06/2024 BY SYS