LOT 2
OAKRIDGE FARMS OR 2440/1449
ESMT IN OR 2544-1708

MONFRED JOSEPH V & JAZMINE R
35326 QUAIL RD
CALLAHAN, FL 32011

2024

23-2N-24-1795-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

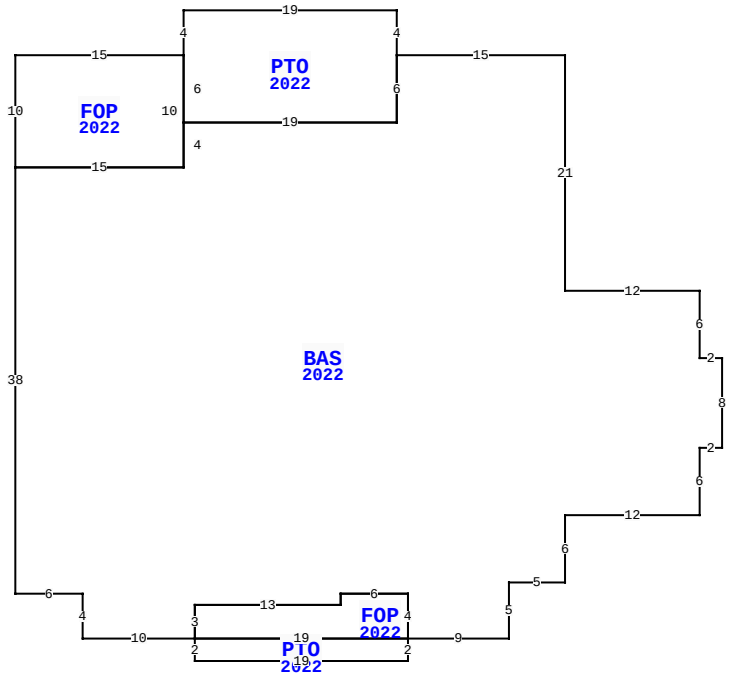
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,428	100	2,428	384,595
FOP	63	30	19	3,010
FOP	150	30	45	7,128
PTO	38	5	2	317
PTO	190	5	10	1,584
TOTALS	2,869		2,504	396,634

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,504	105.6000	158.40	396,634	2022	2022	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2023 Heated Area: 2428 HX Base Yr



35326 QUAIL RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		396,634
TOTAL MARKET OB/XF VALUE		3,500
TOTAL LAND VALUE - MARKET		125,670
TOTAL MARKET VALUE		525,804
SOH/AGL Deduction		98,975
ASSESSED VALUE		426,829
TOTAL EXEMPTION VALUE	13	426,829
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		525,804
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		414,397

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240001875	(T)1570 (G)1500 (	98,532	02/15/2024
22018732	CO ISSUED	0	12/21/2022
22000637	NEW CONSTR	369,747	01/11/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2446/1472	3/26/2021	WD	Q	V	01	140,000

GRANTOR: G&H LAND & TIMBER INV
GRANTEE: MONFRED JOSEPH V &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W15 PTO=[YR=2022] N4 W19 S4 FOP=[YR=2022] W15 S10 E15 N10$ S6 E19 N6$ S6 W19 S4 W15 S38 E6 S4 E10 PTO=[YR=2022] S2 E19 N2 W19$ FOP=[YR=2022] E19 N4 W6 S1 W13 S3$ N3 E13 N1 E6 S4 E9 N5 E5 N6 E12 N6 E2 N8 W2 N6 W12 N21$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2022	2022	3	100	3,500	

LAND DESCRIPTION

TOTAL OB/XF 3,500

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		OR	0.00	0.00	6.22	AC		1.00	1.00	1.00	20,000.00	20,000.00	124,400							
2	009605	C	WETLANDS	100		OR	0.00	0.00	1.27	AC		1.00	1.00	1.00	1,000.00	1,000.00	1,270							

REVIEW DATE 01/09/2023 BY WW Total Acres: 7.49 Total Land Value: 125,670 Market: 0 Agricultural: 0 Common: 125,670 PRINTED 08/06/2024 BY SYS