LOT 4
OAKRIDGE FARMS OR 2440/1449

RAGANS STEVEN JOHN & ASHLEY ROSE SMITH
35364 QUAIL RD
CALLAHAN, FL 32011

2024

23-2N-24-1795-0004-0000

BUILDING CHARACTERISTICS

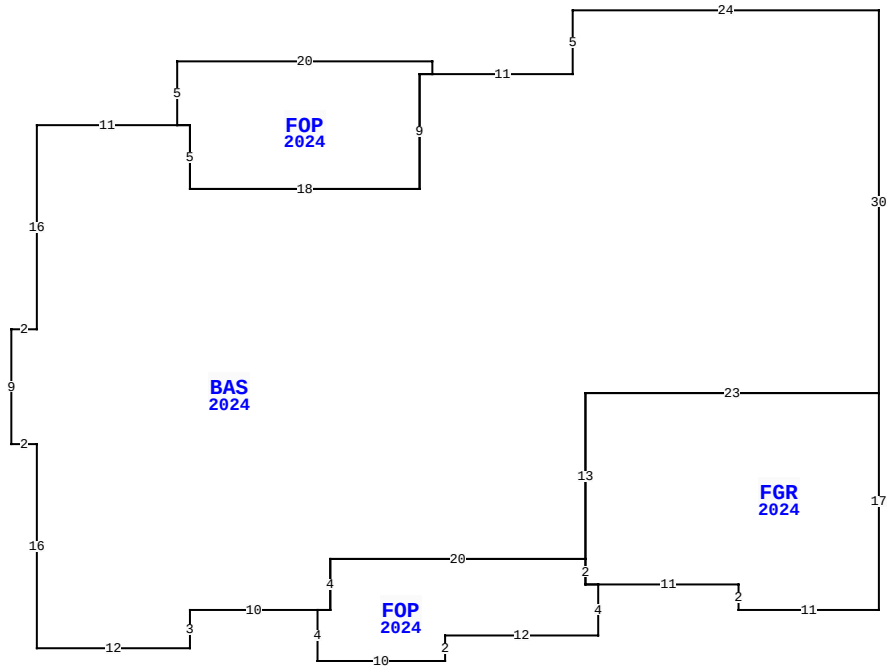
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	19	MARBLE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,265	100	2,265	413,566
FGR	367	55	202	36,883
FOP	146	30	44	8,034
FOP	186	30	56	10,225
TOTALS	2,964		2,567	468,709

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,567	121.7280	182.59	468,709	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2024 Heated Area: 2265 HX Base Yr 2024



35364 QUAIL RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		468,709
TOTAL MARKET OB/XF VALUE		8,556
TOTAL LAND VALUE - MARKET		119,800
TOTAL MARKET VALUE		597,065
SOH/AGL Deduction		59,063
ASSESSED VALUE		538,002
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		488,002
TOTAL JUST VALUE		597,065
NCON VALUE		477,265
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		107,820

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230008874	CO ISSUED		07/27/2023
22014347	NEW CONSTR	365,318	09/20/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2697/1072	3/04/2024	WD	Q	I	01	715,000
GRANTOR: EDWARDS EVAN W & ALIS						
GRANTEE: RAGANS STEVEN JOHN						
2486/0267	6/16/2021	WD	U	V	11	58,000
GRANTOR: G&H LAND & TIMBER INV						
GRANTEE: EDWARDS EVAN W & AL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=150,10] W24 S5 W11 W1 S9 W18 N5 W1 W11 S16 W2 S9 E2 S16 E12 N3 E10 E1 N4 E20 N13 E23 N30 $
FOP=[YR=2024;ORIG=115,14] W20 S5 E1 S5 E18 N9 E1 N1 $
FOP=[YR=2024;ORIG=127,53] W20 S4 W1 S4 E10 N2 E12 N4 W1 N2 $
FGR=[YR=2024;ORIG=150,40] W23 S13 S2 E1 E11 S2 E11 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	0810	CONCRETE A	0	100	0	0	547.00	SF	6.50	6.50	100	2024	2023		100	3,556	
2	0501	FP-AVERAGE	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2024	2023		100	5,000	

LAND DESCRIPTION

TOTAL OB/XF 8,556

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	0003	OR	0.00	0.00	5.99	AC		1.00	1.00	1.00	20,000.00	20,000.00	119,800							

REVIEW DATE 08/08/2023 BY WW Total Acres: 5.99 Total Land Value: 119,800 Market: 0 Agricultural: 0 Common: 119,800 PRINTED 08/06/2024 BY SYS