

LOT 6
OAKRIDGE FARMS OR 2440/1449
ESMT IN OR 2482-1164

REVELS JOSHUA & ASHLEY
35377 QUAIL RD
CALLAHAN, FL 32011

2024

23-2N-24-1795-0006-0000



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/LAMMT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,190	100	2,190	283,123
FGR	551	55	303	39,172
FOP	171	30	51	6,593
FOP	210	30	63	8,145
STR	56	10	6	776
UAT	825	10	82	10,601

TOTALS	4,003		2,695	348,410
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EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0812	CONCRETE C	0	100	0	0	1,949.00	SF	4.00
2	0812	CONCRETE C	0	100	0	0	1,605.00	SF	4.00

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000115	C

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,695	103.4208	129.28	348,410	2022	2022	0	0	0.00	100.00
1 SNGL FAM - 100% - 2023											
Heated Area: 2190											
HX Base Yr 2023											

35377 QUAIL RD, CALLAHAN

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

TOTAL OB/XF											
14,216											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0003	OR	0.00	0.00	2.00	AC	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6			Tax Dist:
BUILDING MARKET VALUE			348,410
TOTAL MARKET OB/XF VALUE			14,216
TOTAL LAND VALUE - MARKET			66,000
TOTAL MARKET VALUE			428,626
SOH/AGL Deduction			67,075
ASSESSED VALUE			361,551
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			311,551
TOTAL JUST VALUE			428,626
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			411,189

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006169	CO ISSUED	0	04/20/2022
21009959	NEW CONSTR	320,857	07/28/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2464/0846	5/24/2021	WD	Q	V	01
GRANTOR: G&H LAND & TIMBER INV					
GRANTEE: REVELS JOSHUA & ASH					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2022] W25 S8 W11 FOP=[YR=2022] W19 S9 E19 N9\$ S9 W19 N16 W11 S7 W4 S32 E4 S7 E1 FOP=[YR=2022] S6 E32 N6 W13 N3 W6 S3 W13\$ E13 N3 E6 S3 E14 N7 E5 FGR=[YR=2022] E2 S7 E25 N23 W8 S2 W17 S9 W2 S5\$ N5 E2 N9 E17 N2 E8 N24\$ PTR=E20 UAT=[YR=2022] E19 N1 E23S5 STR=[YR=2022] S4 W14 N4 E14\$ W14 S4 E14 S21 W12 N12 W30 N17\$ W20\$.					