LOT 7
OAKRIDGE FARMS OR 2440/1449
ESMT IN OR 2482-1160

TYLER CLYDE/
36365 QUAIL RD
CALLAHAN, FL 32011

**2024**

**23-2N-24-1795-0007-0000**

## NASSAU COUNTY PROPERTY



### 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 100 |
| 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 | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 02 | Quality Level 02 |

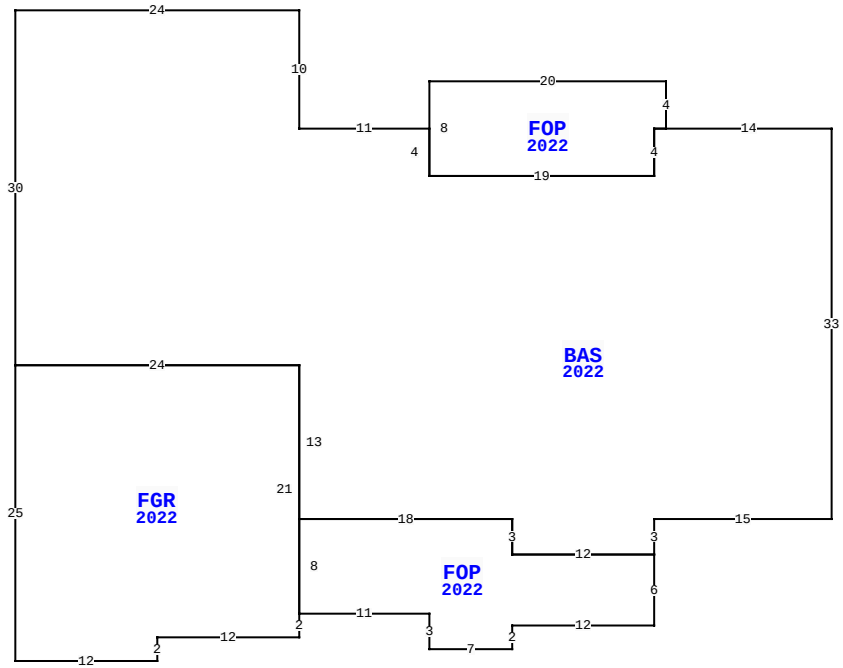
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,165 | 100 | 2,165 | 281,363 |
| FGR | 576 | 55 | 317 | 41,197 |
| FOP | 156 | 30 | 47 | 6,108 |
| FOP | 237 | 30 | 71 | 9,227 |
| TOTALS | 3,134 | | 2,600 | 337,896 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,600 | 103.9680 | 129.96 | 337,896 | 2022 | 2022 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SNGL FAM – 100% - 2023 Heated Area: 2165 HX Base Yr 2023




35365 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 | | 337,896 |
| TOTAL MARKET OB/XF VALUE | | 16,436 |
| TOTAL LAND VALUE - MARKET | | 66,000 |
| TOTAL MARKET VALUE | | 420,332 |
| SOH/AGL Deduction | | 52,907 |
| ASSESSED VALUE | | 367,425 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 317,425 |
| TOTAL JUST VALUE | | 420,332 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 403,432 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22003561 | CO ISSUED | 0 | 04/04/2022 |
| 21008473 | NEW CONSTR | 316,451 | 06/28/2021 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 9999/9999 | 4/29/2021 | CN | Q | V | 01 | 75,000 |

GRANTOR: G&H LAND & TIMBER INV

GRANTEE: TYLER CLYDE

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2022] W14 FOP=[YR=2022] N4 W20 S8 E19 N4 E1$ W1 S4 W19 N4 W11 N10 W24 S30 FGR=[YR=2022] S25 E12 N2 E12 N2 FOP=[YR=2022] E11 S3 E7 N2 E12 N6 W12 N3 W18 S8$ N21 W24$ E24 S13 E18 S3 E12 N3 E15 N33$ .

### 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 | 0504 | FP-ELECTRI | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2022 | 2022 | 3 | 100 | 2,000 | |
| 2 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 2,004.00 | SF | 4.00 | 4.00 | 100 | 2022 | 2022 | 3 | 100 | 8,016 | |
| 3 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,605.00 | SF | 4.00 | 4.00 | 100 | 2022 | 2022 | 3 | 100 | 6,420 | |

### LAND DESCRIPTION

TOTAL OB/XF 16,436

| 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 | 2.00 | AC | | 1.00 | 1.00 | 1.50 | 22,000.00 | 33,000.00 | 66,000 | | | | | | | |

REVIEW DATE 05/02/2022 BY TW Total Acres: 2.00 Total Land Value: 66,000 Market: 0 Agricultural: 0 Common: 66,000 PRINTED 08/06/2024 BY SYS