

STERNER BROOKE N
35349 QUAIL RD
CALLAHAN, FL 32011

23-2N-24-1795-0008-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1									
CONSTRUCTION										VALUATION SUMMARY										STANDARD																			
Exterior Wall		31	HARDIE BRD 100		0900		MDL	01	1,793	TOT ADJ PTS		107.3500	EFF. BASE RATE		134.19	REPL. COST NEW		240,603	AYB		2022	EYB		2022	ECON		0	FNCT		0	NORM		0.00	% COND		100.00			
Roof Structur		03	GABLE/HIP 100		1		SNGL FAM - 100%		- 2023		Heated Area: 1441		HX Base Yr 2023																										
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		03	3 100																																				
Bathrooms		02	2 100																																				
Frame		00	WOOD FRAME 100																																				
Stories		0	0 100																																				
Units		00	0 100																																				
Occupancy		00	NONE 100																																				
Quality		02	Quality Level 02																																				
DOR CODE		0100	SINGLE FAMILY																																				
MAP NUM			MKT AREA																																				
NEIGHBORHOOD/LOC		8001	00																																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	1,441	100	1,441	193,368																																			
FGR	506	55	278	37,305																																			
FOP	85	30	26	3,489																																			
FOP	160	30	48	6,441																																			
TOTALS		2,192		1,793	240,603																																		
EXTRA FEATURES										35349 QUAIL RD, CALLAHAN										BLD DATE				LGL DATE															
																				XF DATE				LAND DATE															
																				INC DATE				AG DATE															
L N	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	0811	CONCRETE B	0 100	0	0	728.00	SF	5.20	5.20	100	2022	2022	3	100	3,786																								
2	0812	CONCRETE C	0 100	0	0	1,605.00	SF	4.00	4.00	100	2022	2022	3	100	6,420																								