

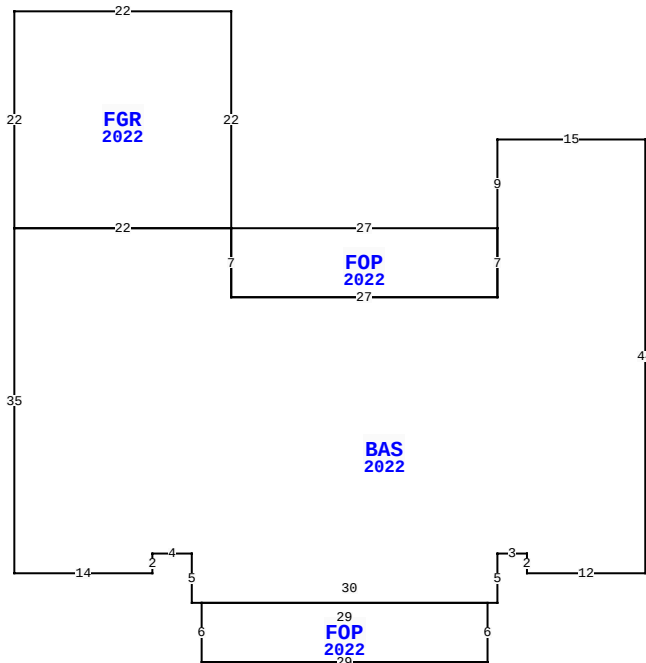
IN OR 2382/1486
EX R/W OR 247/168
EX 9-1 9-2 & 9-3

SCARBROUGH TIMOTHY C & KALIE L
35654 QUAIL RD
CALLAHAN, FL 32011

2024

24-2N-24-0000-0009-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																				
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2 6																																									
Exterior Wall	31	HARDIE BRD 90	0900	01	2,640	112.8960	141.12	372,557	2022	2022	0	0	0.08	99.92	VALUATION BY STANDARD																																									
Exterior Wall	20	FACE BRICK 10	1 SNGL FAM - 100% - 2023 Heated Area: 2265 HX Base Yr 2023												Tax Group: 6				Tax Dist:		388,041																																			
Roof Structur	08	IRREGULAR 100													BUILDING MARKET VALUE				1,980																																					
Roof Cover	03	COMP SHNGL 100													TOTAL MARKET OB/XF VALUE				74,700																																					
Interior Wall	05	DRYWALL 100													TOTAL LAND VALUE - MARKET				464,721																																					
Interior Floo	13	LVT/LAMNT 100													TOTAL MARKET VALUE				5,402																																					
Air Condition	03	CENTRAL 100													SOH/AGL Deduction				459,319																																					
Heating Type	04	AIR DUCTED 100													ASSESSED VALUE				50,000																																					
Bedrooms	4	100													TOTAL EXEMPTION VALUE				HX HB 409,319																																					
Bathrooms	2.5	100													BASE TAXABLE VALUE				464,721																																					
Frame	02	WOOD FRAME 100													TOTAL JUST VALUE				15,782																																					
Stories	0	0 100													NCON VALUE				INCOME VALUE																																					
Units	0	0 100													PREVIOUS YEAR MKT VALUE				430,618																																					
Occupancy	00	NONE 100													<table><thead><tr><th>AREA TYPE</th><th>TOTAL GROSS AREA</th><th>PCT OF BASE</th><th>TOT ADJ AREA</th><th>SUBAREA MARKET VALUE</th></tr></thead><tbody><tr><td>BAS</td><td>2,265</td><td>100</td><td>2,265</td><td>319,381</td></tr><tr><td>FGR</td><td>484</td><td>55</td><td>266</td><td>37,508</td></tr><tr><td>FOP</td><td>174</td><td>30</td><td>52</td><td>7,332</td></tr><tr><td>FOP</td><td>189</td><td>30</td><td>57</td><td>8,038</td></tr><tr><td>TOTALS</td><td>3,112</td><td></td><td>2,640</td><td>372,259</td></tr></tbody></table>												AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	2,265	100	2,265	319,381	FGR	484	55	266	37,508	FOP	174	30	52	7,332	FOP	189	30	57	8,038	TOTALS	3,112		2,640	372,259
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Quality		04	Quality Level 04																																																					
DOR CODE		0100	SINGLE FAMILY																																																					
MAP NUM			MKT AREA 08																																																					
NEIGHBORHOOD/LOC		8001.00																																																						
35654 QUAIL RD, CALLAHAN										BLD DATE		LGL DATE		06/13/2023		MLU																																								
										XF DATE		LAND DATE																																												
										INC DATE		AG DATE																																												
EXTRA FEATURES										SALES DATA																																														
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	OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																		
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	99	1,980		2382/1486	7/30/2020	QC	U	V	11	42,000																																
										GRANTOR: GINDER ANDREE M & ROB																																														
										GRANTEE: SCARBROUGH TIMOTHY																																														
										2049/0543 5/27/2016 WD U V 37 20,000																																														
										GRANTOR: STRATTON HARRY																																														
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										BUILDING NOTES																																														
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										BAS=[YR=2022] W15 S9 FOP=[YR=2022] W27 S7 E27 N7\$ S7 W27 N7																																														
										FGR=[YR=2022] N22 W22 S22 E22\$ W22 S35 E14 N2 E4 S5 E1																																														
										FOP=[YR=2022] S6 E29 N6 W29\$ E30 N5 E3 S2 E12 N44\$.																																														
LAND DESCRIPTION										TOTAL OB/XF 1,980																																														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0006	OR	0.00	0.00	2.49	AC		1.00	1.00	1.00	30,000.00	30,000.00	74,700																																							
REVIEW DATE 02/13/2024 BY WW Total Acres: 2.49 Total Land Value: 74,700 Market: 0 Agricultural: 0 Common: 74,700 PRINTED 08/06/2024 BY SYS																																																								

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