PT OF NE1/4 OF SEC 24-2N-24E
IN OR 2347/1212
(EX OR 2261/1329)

OVERSTREET GAIL & THOMAS
35638 QUAIL RD
CALLAHAN, FL 32011

2024

24-2N-24-0000-0009-0020

BUILDING CHARACTERISTICS

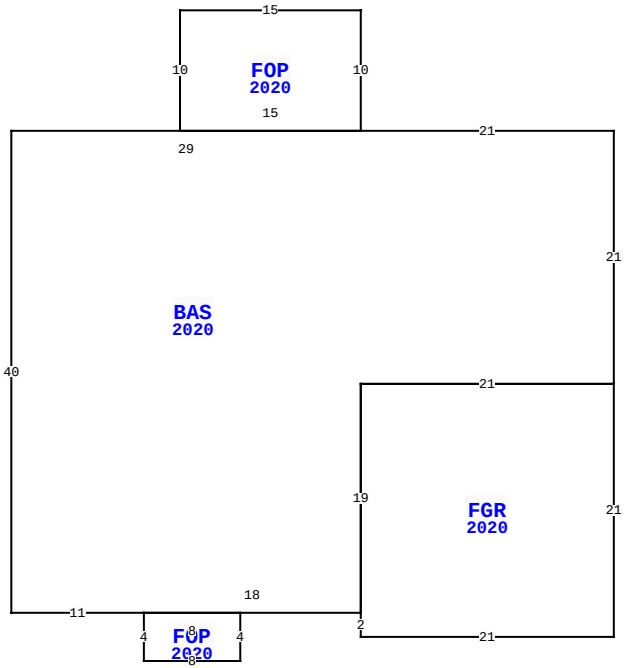
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,601	100	1,601	204,179
FGR	441	55	243	30,991
FOP	32	30	10	1,275
FOP	150	30	45	5,739
TOTALS	2,224		1,899	242,184

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,899	103.1940	128.99	244,952	2020	2020	0	0	0	1.13	98.87

1 SNGL FAM – 100% - 2021 Heated Area: 1601 HX Base Yr 2021



35638 QUAIL RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
INC DATE		AG DATE	

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465	
2	0812	CONCRETE C	0	100	0	0	3,616.00	SF	4.00	4.00	100	2020	2020	3	99	14,319	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		253,603
TOTAL MARKET OB/XF VALUE		17,784
TOTAL LAND VALUE - MARKET		73,980
TOTAL MARKET VALUE		345,367
SOH/AGL Deduction		114,281
ASSESSED VALUE		231,086
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		181,086
TOTAL JUST VALUE		345,367
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		334,606

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012685	572SF FGR	27,627	12/17/2020
2001107	CO ISSUED	0	11/12/2020
20001676	NEW CONSTR	220,399	03/04/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2347/1212	3/02/2020	WD	U	V	11	100
GRANTOR: HARE GINGER L						
GRANTEE: OVERSTREET GAIL & T						
2261/1333	3/12/2019	QC	U	V	11	100
GRANTOR: HARE GINGER L & THOMA						
GRANTEE: OVERSTREET THOMAS &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W21 FOP=[YR=2020] N10 W15 S10 E15$ W29 S40 E11 FOP=[YR=2020] S4 E8 N4 W8$ E18 FGR=[YR=2020] S2 E21 N21 W21 S19$ N19 E21 N21$.

LAND DESCRIPTION

TOTAL OB/XF 17,784

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	0006	OR	0.00	0.00	4.11	AC		1.00	1.00	1.00	18,000.00	18,000.00	73,980							

REVIEW DATE 07/22/2021 BY TW Total Acres: 4.11 Total Land Value: 73,980 Market: 0 Agricultural: 0 Common: 73,980 PRINTED 08/06/2024 BY SYS

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2024

24-2N-24-0000-0009-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

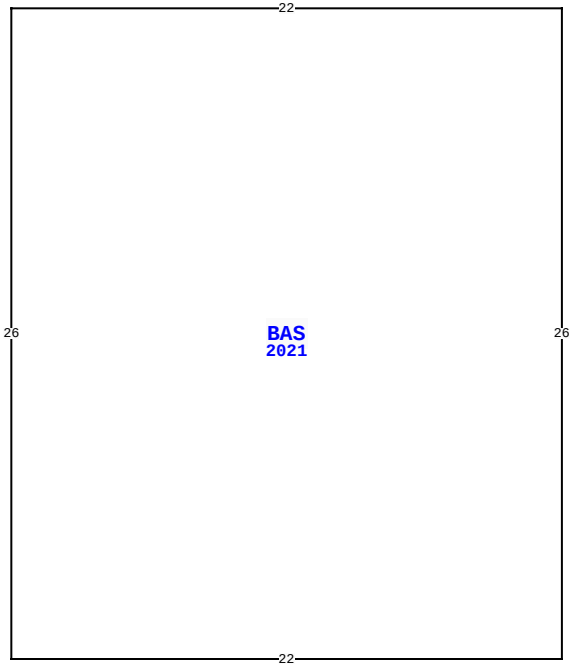
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	572	100	572	11,419
TOTALS	572		572	11,419

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	572	58.1900	20.37	11,652	2021	2021	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 2021 Heated Area: 572 HX Base Yr 2021



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TOTAL JUST VALUE		345,367
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

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2261/1333	3/12/2019	QC	U	V	11	100
GRANTOR: HARE GINGER L & THOMA						
GRANTEE: OVERSTREET THOMAS &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W22 S26 E22 N26$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/22/2021 BY TW Total Acres: 4.11 Total Land Value: 73,980 Market: 0 Agricultural: 0 Common: 73,980 PRINTED 08/06/2024 BY SYS