PT NE1/4
IN OR 2227/1369

SINCLAIR JARRETT COLBY & AMY L
35643 QUAIL RD
CALLAHAN, FL 32011

2024

24-2N-24-0000-0009-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 90
Interior Floo	11	CLAY TILE 10
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	06	Quality Level 06

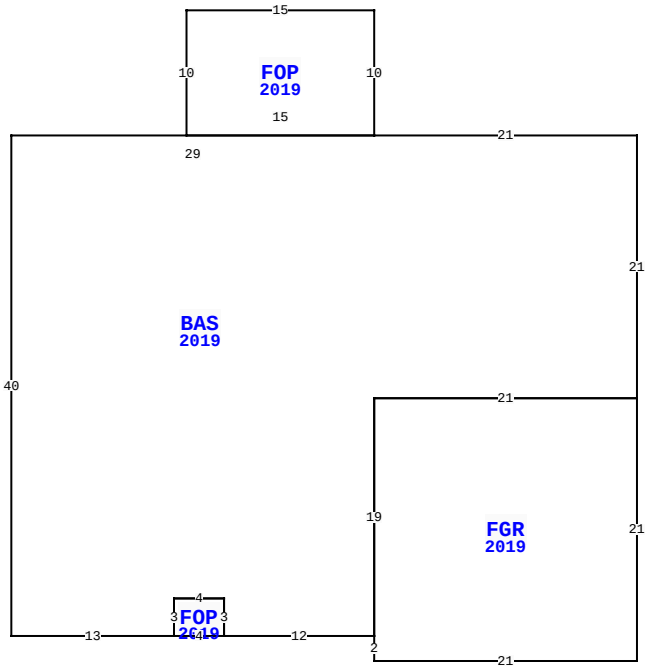
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,589	100	1,589	189,855
FGR	441	55	243	29,034
FOP	12	30	4	478
FOP	150	30	45	5,377
TOTALS	2,192		1,881	224,743

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,881	127.6891	121.30	228,165	2019	2019	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2020 Heated Area: 1589 HX Base Yr 2020



35643 QUAIL RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		224,743
TOTAL MARKET OB/XF VALUE		3,102
TOTAL LAND VALUE - MARKET		55,800
TOTAL MARKET VALUE		283,645
SOH/AGL Deduction		101,434
ASSESSED VALUE		182,211
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		132,211
TOTAL JUST VALUE		283,645
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,532

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19010954	CO ISSUED	0	10/17/2019
19004638	NEW CONSTR	220,155	05/06/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2227/1369	9/27/2018	WD	Q	V	01	27,900
GRANTOR: MADISON BAKER W						
GRANTEE: SINCLAIR JARRETT CO						
1830/1194	12/18/2012	WD	U	V	30	100
GRANTOR: MADISON THOMAS M						
GRANTEE: MADISON BAKER W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W21 FOP=[YR=2019] N10 W15 S10 E15$ W29 S40 E13 FOP=[YR=2019] E4 N3 W4 S3$ N3 E4 S3 E12 FGR=[YR=2019] S2 E21 N21 W21 S19$ N19 E21 N21$.

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	0810	CONCRETE A	0	100	0	0	487.00	SF	6.50	6.50	100	2019	2019	3	98	3,102	

LAND DESCRIPTION

TOTAL OB/XF 3,102

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	1.86	AC		1.00	1.00	1.00	30,000.00	30,000.00	55,800							

REVIEW DATE 03/10/2020 BY TW Total Acres: 1.86 Total Land Value: 55,800 Market: 0 Agricultural: 0 Common: 55,800 PRINTED 08/06/2024 BY SYS