

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	60
Interior Floor	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
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
BAS	2,862	100	2,862
FOP	112	30	34
FOP	204	30	61
TOTALS	3,178		2,957
			337,885

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0900	01	2,957	103.5880	129.48	382,872	1994	1999	0	0	0	11.75	88.25		
1 SNGL FAM - 100% - 1995 Heated Area: 2862 HX Base Yr 1995														
35739 QUAIL RD, CALLAHAN														
				BLD DATE					LGL DATE					
				XF DATE					LAND DATE	05/18/2023 MLU				
				INC DATE					AG DATE					

NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 6				Tax Dist:	
BUILDING MARKET VALUE				337,885	
TOTAL MARKET OB/XF VALUE				7,492	
TOTAL LAND VALUE - MARKET				67,140	
TOTAL MARKET VALUE				412,517	
SOH/AGL Deduction				228,179	
ASSESSED VALUE				184,338	
TOTAL EXEMPTION VALUE				50,000	
BASE TAXABLE VALUE				134,338	
TOTAL JUST VALUE				412,517	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				388,750	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1413789	REPAIR/RRF	14,000	01/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2382/0465	7/11/2020	QC	U	I	11	100
GRANTOR: JOHNSON JOHN K III &						
GRANTEE: JOHNSON TAMMY R						
2376/1688	7/11/2020	QC	U	I	11	100
GRANTOR: JOHNSON JOHN K III &						
GRANTEE: JOHNSON TAMMY R						

EXTRA FEATURES	
L N	OB/XF CODE
1	0504
2	0812

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=1994] W19 FOP=[YR=1994] W16 S7 E16 N7 \$ S7 W16 N7 W11 N20 W20 S59 E17 FOP=[YR=1994] S6 E34 N6 W34 \$ E49 N39 \$.													

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	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	1994	1994	3	76	1,520	
2	0812	CONCRETE C	0	100	0	1,736.00	SF	4.00	4.00	100	2005	2005	3	86	5,972	
TOTAL OB/XF 7,492																

LAND DESCRIPTION										TOTAL OB/XF														
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	3.73	AC		1.00	1.00	1.00	18,000.00	18,000.00	67,140							