

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	VALUATION SUMMARY							
Exterior Wall	10	ABOVE AVG 90				0900	01	2,527	116.7264	145.91	368,715	2018	2018		0	0	2.05	97.95	VALUATION BY		STANDARD					
Exterior Wall	21	STONE 10				1 SNGL FAM - 100% - 2019													Heated Area: 2173		HX Base Yr 2019					
Roof Structure	08	IRREGULAR 100				Floor Plan Details: - FGR 2018: Front Yard Greenery area. - FOP 2018: Front Office Professional area. - BAS 2018: Backyard area.													Tax Group: 6		Tax Dist:					
Roof Cover	03	COMP SHNGL 100																	BUILDING MARKET VALUE		361,156					
Interior Wall	05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE		36,138					
Interior Floo	14	CARPET 70																	TOTAL LAND VALUE - MARKET		48,000					
Interior Floo	11	CLAY TILE 30																	TOTAL MARKET VALUE		445,294					
Air Condition	03	CENTRAL 100																	SOH/AGL Deduction		189,872					
Heating Type	04	AIR DUCTED 100																	ASSESSED VALUE		255,422					
Bedrooms	3	100																	TOTAL EXEMPTION VALUE		HX HB		50,000			
Bathrooms	2.5	100																	BASE TAXABLE VALUE		205,422					
Frame Stories	02	WOOD FRAME 100																	TOTAL JUST VALUE		445,294					
Units	0	0 100				NCON VALUE		0																		
Occupancy	00	NONE 100				INCOME VALUE																				
Quality		04		Quality Level 04																						
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	2,173	100	2,173	310,562																						
FGR	491	55	270	38,588																						
FOP	108	30	32	4,573																						
FOP	174	30	52	7,431																						
TOTALS					2,946		2,527	361,156	35503 QUAIL RD, CALLAHAN										BLD DATE XF DATE INC DATE		LGL DATE LAND DATE AG DATE		06/13/2023		MLU	
EXTRA FEATURES					35503 QUAIL RD, CALLAHAN																					
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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2018	2018	3	98	3,430											
2	0811	CONCRETE B	0 100	0	0	815.00	SF	5.20	5.20	100	2020	2020	3	99	4,196											
3	0861	POOL GUNIT	0 100	0	0	290.00	SF	85.00	85.00	100	2022	2022	3	98	24,157											
4	0810	CONCRETE A	0 100	0	0	670.00	SF	6.50	6.50	100	2022	2022	3	100	4,355											
LAND DESCRIPTION																	TOTAL OB/XF 36,138									
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		
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	2.00	AC		1.00	1.00	0.80	30,000.00	24,000.00	48,000									
REVIEW DATE 01/10/2023 BY WWA Total Acres: 2.00 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 08/06/2024 BY SYS																										