BLOCK 1 LOT 25
IN OR 1109/1027
SWALLOWFORK ESTATES PB 5/305

MILLER CYNTHIA R
44172 QUAIL RIDGE DR
CALLAHAN, FL 32011

2025

06-1N-25-199S-0001-0250

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	06	Quality Level 06

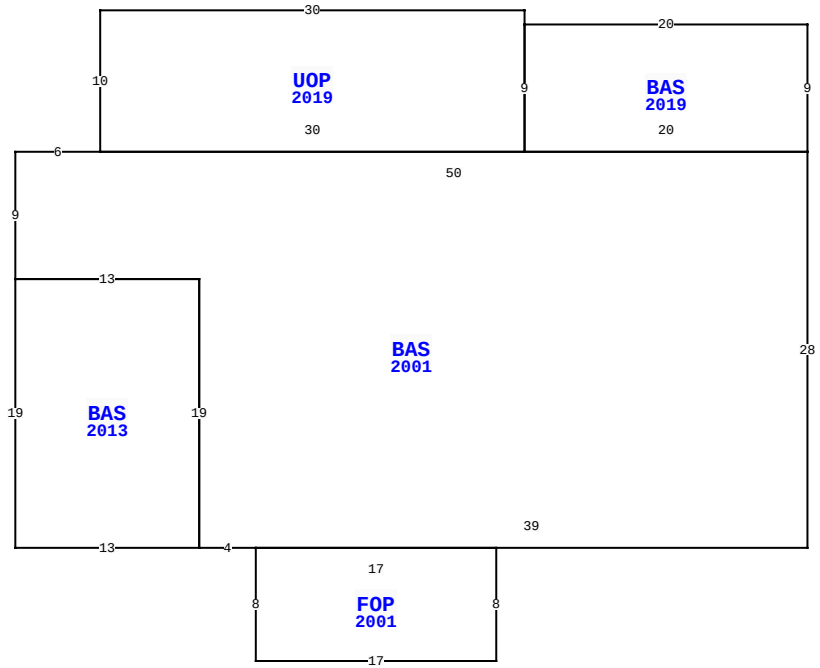
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,321	100	2001	1,321	142,800
BAS	247	100	2013	247	26,701
BAS	180	100	2019	180	19,458
FOP	136	30	2001	41	4,432
UOP	300	20	2019	60	6,486
TOTALS	2,184			1,849	199,877

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,849	115.0000	115.00	212,635	2001	2012	0	0	0	6.00	94.00

1 SINGLE FAM – 100% - 2003 Heated Area: 1748 HX Base Yr 2003



44172 QUAIL RIDGE DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/26/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		199,877
TOTAL MARKET OB/XF VALUE		21,960
TOTAL LAND VALUE - MARKET		36,000
TOTAL MARKET VALUE		257,837
SOH/AGL Deduction		128,205
ASSESSED VALUE		129,632
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		78,910
TOTAL JUST VALUE		257,837
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		243,406

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007486	NEW CONSTR	58,032	08/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1109/1027	1/24/2003	WD	Q	I		105,000
GRANTOR: MEDSKER TEDDY P						
GRANTEE: MILLER CYNTHIA R						
1004/0914	8/22/2001	WD	Q	V	01	100
GRANTOR: MEDSKER TEDDY P						
GRANTEE: MEDSKER TEDDY P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W20 UOP=[YR=2019] N1 W30 S10 BAS=[YR=2001] W6 S9 BAS=[YR=2013] S19 E13 N19 W13$ E13 S19 E4 FOP=[YR=2001] S8 E17 N8 W17$ E39 N28 W50$ E30 N9$ S9 E20 N9$.

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	0812	CONCRETE C	0	100	0	0	1,244.00	SF	4.00	4.00	100	2001	2001	3	79	3,931	
2	0940	SHEDS/PORT	0	100	10	14	140.00	SF	20.10	20.10	100	2004	2004	3	21	591	
3	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	2019	2019	3	87	12,180	
4	0810	CONCRETE A	0	100	0	0	834.00	SF	6.50	6.50	100	2019	2019	3	97	5,258	

LAND DESCRIPTION

TOTAL OB/XF 21,960

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	000100	C	RES	100	0005	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	36,000.00	36,000.00	36,000							

REVIEW DATE 04/10/2024 BY TWA Total Acres: 0.00 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 07/30/2025 BY SYS