BLOCK 1 LOT 28
IN OR 1578/1282
SWALLOWFORK ESTATES PB 5/305

SIMPSON WILLIAM S & JEANNA K
44238 QUAIL RIDGE DRIVE
CALLAHAN, FL 32011

2025

06-1N-25-199S-0001-0280

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
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

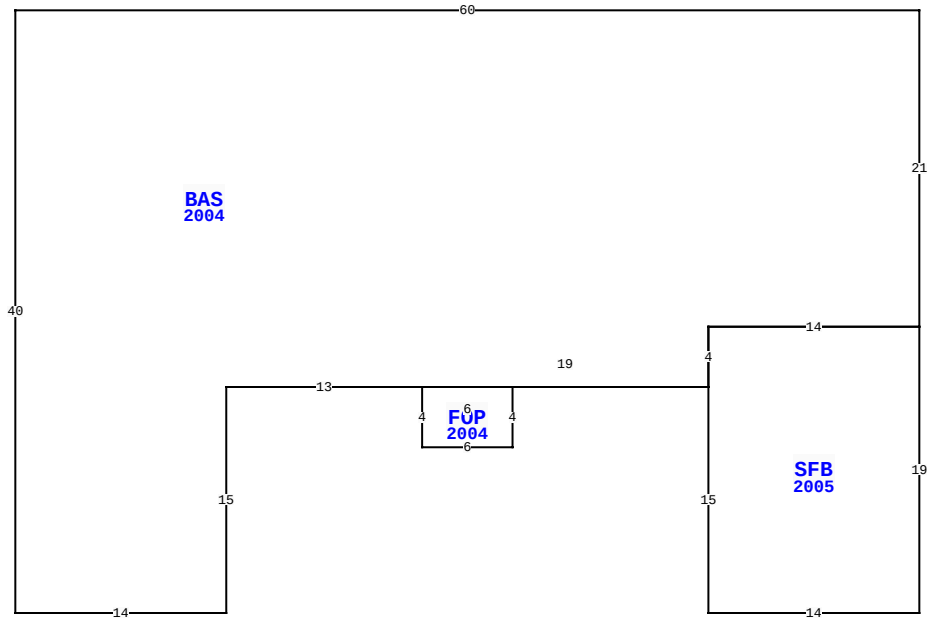
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,654	100	2004	1,654	166,083
FOP	24	30	2004	7	703
SFB	266	80	2005	213	21,388
TOTALS	1,944			1,874	188,174

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,874	111.5730	111.57	209,082	2004	2004	0	0	0	10.00	90.00

1 SINGLE FAM – 0% - 0 Heated Area: 1867 HX Base Yr



44238 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	188,174
TOTAL MARKET OB/XF VALUE	13,184
TOTAL LAND VALUE - MARKET	36,000
TOTAL MARKET VALUE	237,358
SOH/AGL Deduction	21,277
ASSESSED VALUE	216,081
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	216,081
TOTAL JUST VALUE	237,358
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	223,415

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15081	SWIM POOL	23,500	01/01/2005
M0409078	H/AC	50	12/01/2004
B12628	NEW CONSTR	110,488	04/01/2004
R6027	REPAIR/RRF	1,365	04/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1578/1282	7/25/2008	WD	U	I	23	195,000
GRANTOR: SMITH JAMES H & STACE						
GRANTEE: SIMPSON WILLIAM S &						
1285/0945	1/04/2005	WD	U	I	21	128,000
GRANTOR: MEDSKER TEDDY P						
GRANTEE: SMITH JAMES H & STA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W60 S40 E14 N15 E13 FOP=[YR=2004] S4 E6 N4 W6$ E19 SFB=[YR=2005] S15 E14 N19 W14 S4$ N4 E14 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	0812	CONCRETE C	0	0	0	0	1,869.00	SF	4.00	4.00	100	2004	2004	3	83	6,205	
2	0866	POOL FIBER	0	0	22	10	220.00	SF	72.00	72.00	100	2005	2005	3	22	3,485	
3	0845	KOOL DECK	0	0	0	0	484.00	SF	7.25	7.25	100	2005	2005	3	84	2,948	
4	0810	CONCRETE A	0	0	0	0	100.00	SF	6.50	6.50	100	2005	2005	3	84	546	

LAND DESCRIPTION

TOTAL OB/XF 13,184

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	0	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 07/26/2022 BY KBA Total Acres: 0.00 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 07/30/2025 BY SYS