PT OF SW1/4
IN OR 2057/692

ROWELL VICTORIA H & AUSTIN D
35005 QUAIL ROAD
CALLAHAN, FL 32011

2025

14-2N-24-0000-0004-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

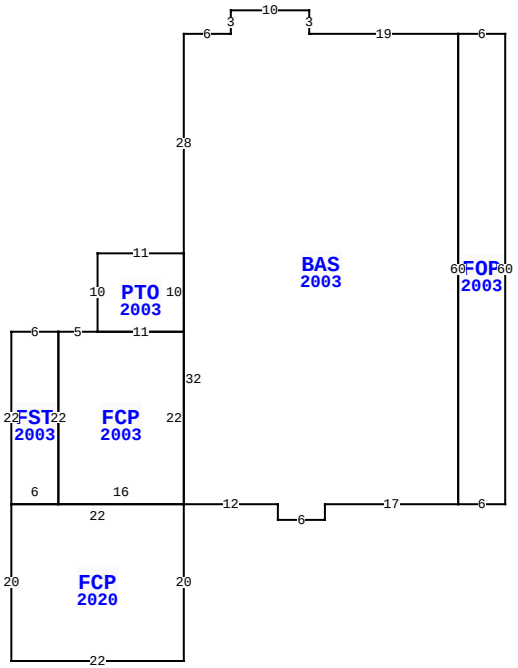
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,142	100	2003	2,142	299,367
FCP	352	25	2003	88	12,299
FCP	440	25	2020	110	15,373
FOP	360	30	2003	108	15,094
FST	132	55	2003	73	10,202
PTO	110	5	2003	6	839
TOTALS	3,536			2,527	353,174

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,527	116.1600	153.33	387,465	2003	2008	0	0	0	8.85	91.15

1 SNGL FAM – 100% - 2017 Heated Area: 2142 HX Base Yr 2017



35005 QUAIL RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		353,174
TOTAL MARKET OB/XF VALUE		1,248
TOTAL LAND VALUE - MARKET		87,500
TOTAL MARKET VALUE		441,922
SOH/AGL Deduction		235,168
ASSESSED VALUE		206,754
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		156,032
TOTAL JUST VALUE		441,922
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		412,787

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M014953	H/AC	0	03/01/2001
E017713	NEW CONSTR	0	02/01/2001
B007183	NEW CONSTR	85,000	06/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2057/0692	7/05/2016	WD	U	I	37	100,000
GRANTOR: ROWELL TOMMY C & MARY						
GRANTEE: ROWELL VICTORIA H &						
0615/0740	12/28/1990	WD	Q	V	01	100
GRANTOR: ROWELL CARROLL & J						
GRANTEE: ROWELL TOMMY & MARY						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2003] W6 BAS=[YR=2003] W19 N3 W10 S3 W6 S28
PTO=[YR=2003] W11 S10 FCP=[YR=2003] W5 FST=[YR=2003] W6 S22
FCP=[YR=2020] S20 E22 N20 W22$ E6 N22$ S22 E16 N22 W11$ E11
N10 $ S32 E12 S2 E6 N2 E17 N60$ S60 E6 N60$.

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	0350	CARPORT WD	0	100	20	24	480.00	SF	13.00	13.00	100	1988	1988	3	20	1,248	

LAND DESCRIPTION

TOTAL OB/XF 1,248

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	0007	OR	0.00	0.00	2.50	AC		1.00	1.00	1.00	35,000.00	35,000.00	87,500							

REVIEW DATE 07/21/2021 BY TWA Total Acres: 2.50 Total Land Value: 87,500 Market: 0 Agricultural: 0 Common: 87,500 PRINTED 07/30/2025 BY SYS