PT OF NE1/4
IN OR 2184/1121

LANGLEY WILLIAM & GRETTA
35153 QUAIL ROAD
CALLAHAN, FL 32011-3141

2025

22-2N-24-0000-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

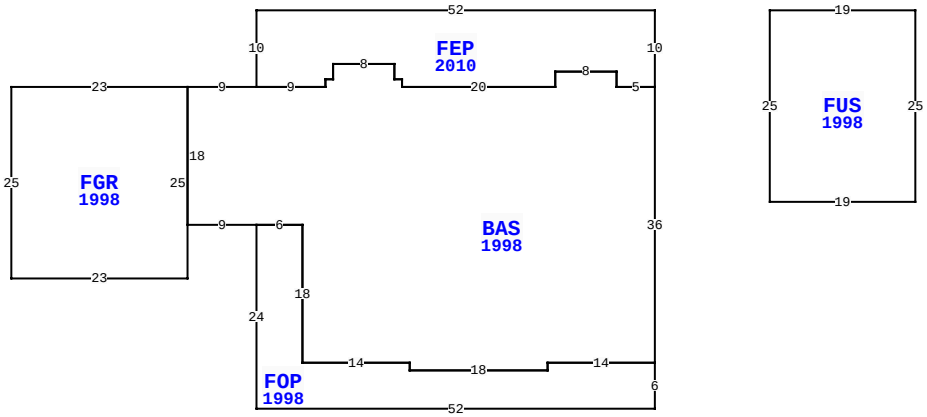
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,986	100	1998	1,986	277,206
FEP	478	80	2010	382	53,320
FGR	575	55	1998	316	44,107
FOP	402	30	1998	121	16,889
FUS	475	100	1998	475	66,300
TOTALS	3,916			3,280	457,822

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,280	108.8360	171.96	564,029	1998	1998	0	0	0	18.83	81.17

1 SFR CUST – 100% - 2019 Heated Area: 2461 HX Base Yr 2019



35153 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		479,465
TOTAL MARKET OB/XF VALUE		47,403
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		596,868
SOH/AGL Deduction		273,907
ASSESSED VALUE		322,961
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		272,239
TOTAL JUST VALUE		596,868
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		570,501

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26404	ADDITION	27,766	09/03/2012
E25330	ELEC OTHER	0	08/01/2012
B26310	SWIM POOL	42,600	08/01/2012
B24036	ADDITION	700	10/01/2010
E984530	NEW CONSTR	176,000	03/01/1998
B974463	GARAGE	18,000	11/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2184/1121	3/15/2018	WD	Q	I	01	410,000
GRANTOR: CAUSEY JOHN & EDNA						
GRANTEE: LANGLEY WILLIAM & G						
2004/1946	9/24/2015	WD	U	I	11	100
GRANTOR: CAUSEY JOHN & TINA						
GRANTEE: CAUSEY JOHN & EDNA						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2010] W52 S10 BAS=[YR=1998] W9 FGR=[YR=1998] W23 S25 E23 N25$ S18 E9 FOP=[YR=1998] S24 E52 N6 W14 S1 W18N1 W14 N18 W6$ E6 S18 E14 S1 E18 N1 E14 N36 W5 N2 W8 S2 W20 N1 W1 N2 W8 S2 W1 S1 W9$ E9 N1 E1 N2 E8 S2 E1 S1 E20 N2 E8 S2 E5 N10$ PTR=E15 FUS=[YR=1998] E19 S25 W19 N25$ W15$.

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	1,963.00	SF	4.00	4.00	100	1998	1998	3	73	5,732	
2	0811	CONCRETE B	0	100	0	0	900.00	SF	5.20	5.20	100	1999	1999	3	75	3,510	
3	0811	CONCRETE B	0	100	0	0	554.00	SF	5.20	5.20	100	2010	2010	3	90	2,593	
4	0861	POOL GUNIT	0	100	0	0	470.00	SF	85.00	85.00	100	2012	2012	3	64	25,568	
5	0910	SCRN RM L	0	100	40	30	1,200.00	SF	15.00	15.00	100	2012	2012	3	50	9,000	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2012	2012	3	50	1,000	

LAND DESCRIPTION

TOTAL OB/XF 47,403

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	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 07/21/2021 BY TWA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/30/2025 BY SYS

PT OF NE1/4
IN OR 2184/1121

LANGLEY WILLIAM & GRETTA
35153 QUAIL ROAD
CALLAHAN, FL 32011-3141

2025

22-2N-24-0000-0001-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

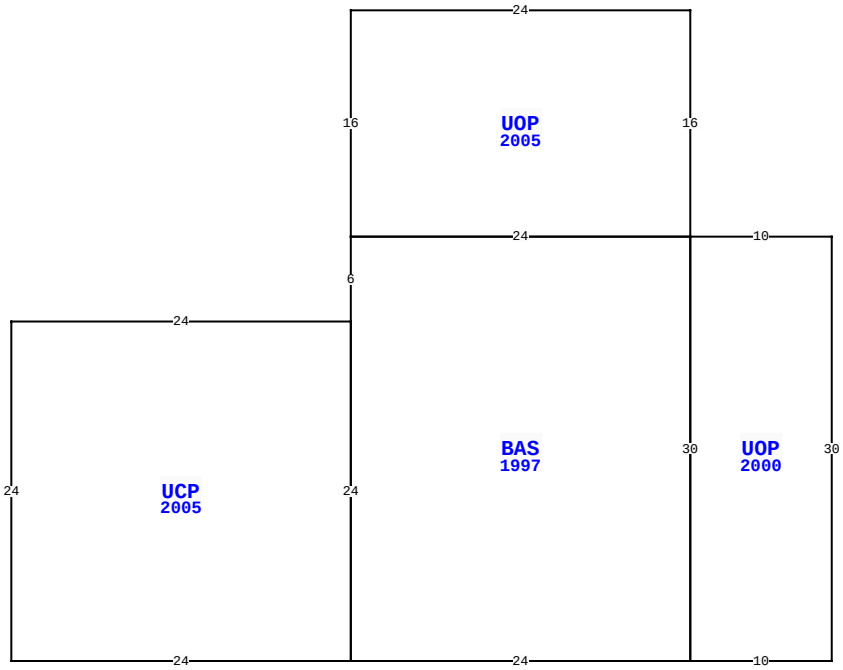
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	1997	720	16,032
UCP	576	20	2005	115	2,561
UOP	300	20	2000	60	1,336
UOP	384	20	2005	77	1,715
TOTALS	1,980			972	21,643

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	972	117.9900	43.66	42,438	1997	1997	0	0	0	49.00	51.00

2 GARAGE RES – 100% - 2019 Heated Area: 720 HX Base Yr 2019



35153 QUAIL RD, CALLAHAN

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NASSAU COUNTY PROPERTY

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2004/1946	9/24/2015	WD	U	I	11	100
GRANTOR: CAUSEY JOHN & TINA						
GRANTEE: CAUSEY JOHN & EDNA						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2000] W10 UOP=[YR=2005] N16 W24 S16 BAS=[YR=1997] S6 UCP=[YR=2005] W24 S24 E24 N24$ S24 E24 N30 W24$ E24$ S30 E10 N30$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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