

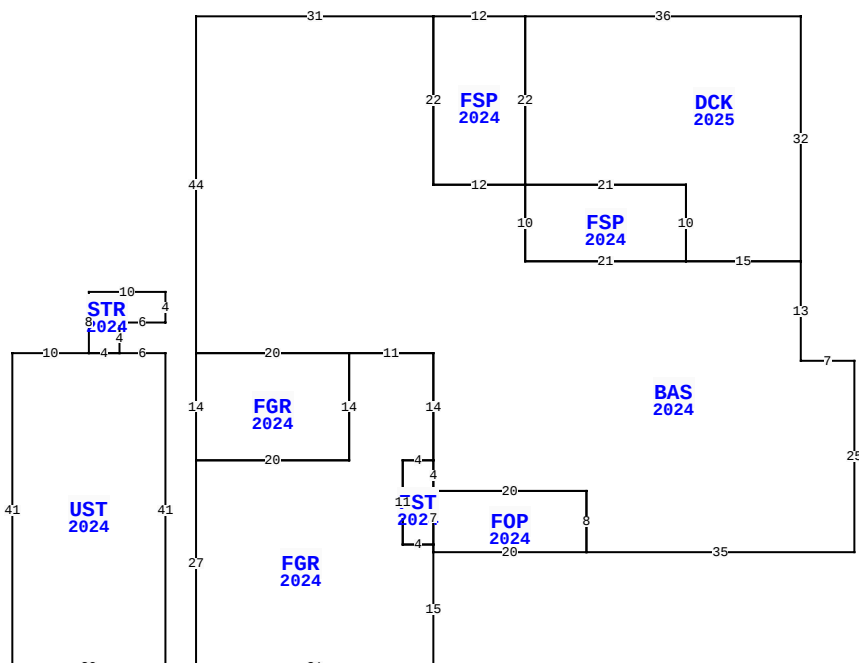
W1/2 OF NE1/4
LYING NORTH OF QUAIL ROAD
IN OR 2495/1450

SMITH-BRUNO HARRIETT A
35315 QUAIL RD
CALLAHAN, FL 32011

2025

23-2N-24-0000-0001-0010



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	PAGE 1 of 1													
Exterior Wall	20	FACE BRICK 100	0500	01	4,729	90.1968	142.51	673,930	2023	2023	0	0	0	0.75	99.25	VALUATION SUMMARY													
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2024												Heated Area: 3323														
Roof Cover	03	COMP SHNGL 100													HX Base Yr 2024														
Interior Wall	05	DRYWALL 100																											
Interior Floo	13	LVT/LAMNT 70																											
Interior Floo	14	CARPET 30																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
Bathrooms		3 100																											
Frame	02	WOOD FRAME 100																											
Stories	1.	1. 100																											
Units		0 100																											
Quality			02	Quality Level 02																									
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	3,323	100	2024	3,323	470,009																								
DCK	942	10	2025	94	13,296																								
FGR	280	55	2024	154	21,782																								
FGR	947	55	2024	521	73,691																								
FOP	160	30	2024	48	6,789																								
FSP	210	40	2024	84	11,881																								
FSP	264	40	2024	106	14,993																								
FST	44	55	2024	24	3,394																								
STR	56	10	2024	6	849																								
UST	820	45	2024	369	52,192																								
TOTALS	7,046			4,729	668,876																								
EXTRA FEATURES						35315 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	05/09/2025 MLU											
1	0680	POLE SHED	0	100	72	40	2,880.00	SF	10.00	10.00	100	2022	2022	3	95	27,360													
2	0680	POLE SHED	0	100	50	36	1,800.00	SF	10.00	10.00	100	2022	2022	3	95	17,100													
3	0812	CONCRETE C	0	100	0	0	2,150.00	SF	4.00	4.00	100	2024	2023		100	8,600													
4	0861	POOL GUNIT	0	100	25	14	350.00	SF	85.00	85.00	100	2025	2024		100	29,750													
5	0855	CONC PAVER	0	100	0	0	700.00	SF	10.00	10.00	100	2025	2024		100	7,000													
6	0812	CONCRETE C	0	100	0	0	4,080.00	SF	4.00	4.00	100	2025	2024		100	16,320													
TOTAL OB/XF																	106,130												
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		OR	0.00	0.00	14.50	AC		1.00	1.00	1.00	15,500.00	15,500.00	224,750												
2	009605	C	WETLANDS	100		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	1,000.00	1,000.00	3,000												
3	009530	C	POND	100		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	5,000												
REVIEW DATE 01/03/2025 BY WWA																													
Total Acres: 19.50					Total Land Value: 232,750					Market: 0					Agricultural: 0					Common: 232,750					PRINTED 07/30/2025 BY SYS				