

PT OF NW1/4 OF SEC 23-2N-24E
IN OR 2185/78
EX R/W OR 666/499

BAILEY NANCY B
35286 QUAIL RD
CALLAHAN, FL 32011

2025

23-2N-24-0000-0002-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 60
Interior Wall	04	PLYWOOD 40
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame		N/A 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,020	100	1993	1,020	82,199
FDU	520	65	1993	338	27,239
FEP	182	80	1993	146	11,766
UST	112	45	1993	50	4,029

TOTALS	1,834			1,554	125,233
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0511	GARAGE CB-	0	100	22	26	572.00	SF	40.00
3	0810	CONCRETE A	0	100	0	0	320.00	SF	6.50
4	0350	CARPORT WD	0	100	22	24	528.00	SF	13.00
5	0681	POLE SHED	0	100	22	23	506.00	SF	15.00
6	0511	GARAGE CB-	0	100	24	24	576.00	SF	40.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		OR	0.00	0.00	5.00

REVIEW DATE	05/12/2019	BY	KBA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,554	105.0000	105.00	163,170	1942	1960	0	0	23.25	76.75
1 SINGLE FAM - 100% - 2019 Heated Area: 1020 HX Base Yr 2019											

35286 QUAIL RD, CALLAHAN	BLD DATE	LGL DATE	05/09/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1942	1942	3	20	400	
2	0511	GARAGE CB-	0	100	22	26	572.00	SF	40.00	40.00	100	1975	1975	3	25	5,720	
3	0810	CONCRETE A	0	100	0	0	320.00	SF	6.50	6.50	100	1975	1975	3	25	520	
4	0350	CARPORT WD	0	100	22	24	528.00	SF	13.00	13.00	100	1970	1970	3	20	1,373	
5	0681	POLE SHED	0	100	22	23	506.00	SF	15.00	15.00	100	1985	1985	3	20	1,518	
6	0511	GARAGE CB-	0	100	24	24	576.00	SF	40.00	40.00	100	1997	1997	3	72	16,589	

TOTAL OB/XF													26,120	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VAL			
OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	19,500.00	19,500.00				

Total Acres: 5.00	Total Land Value: 97,500	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		125,233	
TOTAL MARKET OB/XF VALUE		26,120	
TOTAL LAND VALUE - MARKET		97,500	
TOTAL MARKET VALUE		248,853	
SOH/AGL Deduction		102,939	
ASSESSED VALUE		145,914	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		95,192	
TOTAL JUST VALUE		248,853	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		225,959	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001339	REPAIR/RRF	2,500	01/24/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2185/0078	3/22/2018	QC	U	I	11	100	
GRANTOR: QUAILE WILLIAM J							
GRANTEE: BAILEY NANCY B							
0736/0018	8/08/1995	QC	Q	I	06	100	
GRANTOR: QUAILE WM JR & BEV WI							
GRANTEE: QUAILE WILLIAM J JR							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W6 UST=[YR=1993] N7 W16 S7 E16\$ W45 S20 E17 FEP=[YR=1993] S7 E26 N7 W26\$ E34 N20\$ PTR=E15 FDU=[YR=1993] E26 S20 W26 N20\$ W15\$.									