PT OF NW1/4 OF NW1/4
IN OR 2310/1159 & OR 2436/1833
BEING PARCELS A & B

STAMPS ANTHONY P & MICHELLE
35105 QUAIL RD
CALLAHAN, FL 32011

2025

23-2N-24-0000-0002-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 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.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

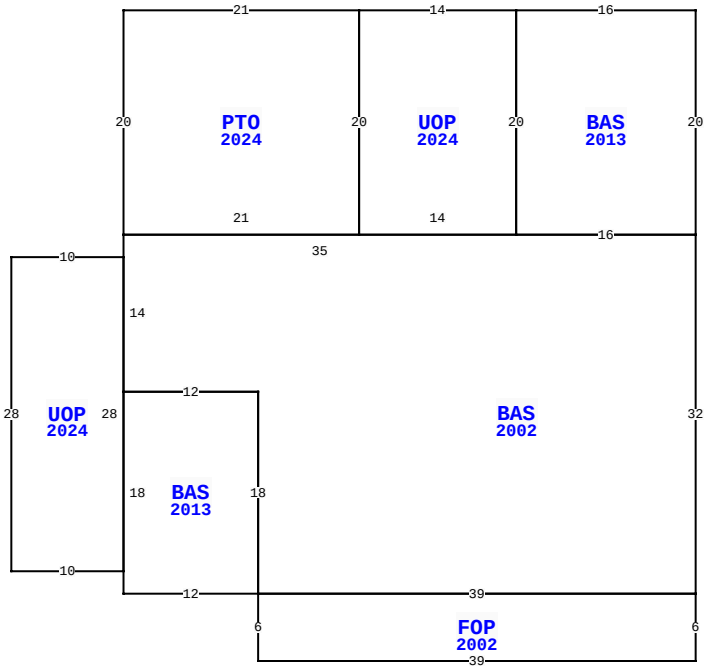
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,416	100	2002	1,416	132,228
BAS	216	100	2013	216	20,170
BAS	320	100	2013	320	29,882
FOP	234	30	2002	70	6,537
PTO	420	5	2024	21	1,961
UOP	280	20	2024	56	5,229
UOP	280	20	2024	56	5,229
TOTALS	3,166			2,155	201,238

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,155	102.9000	102.90	221,750	2002	2005	0	0	0	9.25	90.75

1 SINGLE FAM – 50% - 1998 Heated Area: 1952 HX Base Yr 1998



35105 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		201,238
TOTAL MARKET OB/XF VALUE		16,313
TOTAL LAND VALUE - MARKET		61,320
TOTAL MARKET VALUE		278,871
SOH/AGL Deduction		52,531
ASSESSED VALUE		226,340
TOTAL EXEMPTION VALUE	HA HAB	50,722
BASE TAXABLE VALUE		175,618
TOTAL JUST VALUE		278,871
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		261,779

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B019099	NEW CONSTR	99,645	03/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2436/1833	8/23/2019	SW	U	V	11	100
GRANTOR: STAMPS ANTHONY P SR &						
GRANTEE: STAMPS ANTHONY P &						
2310/1162	8/23/2019	SW	U	I	11	100
GRANTOR: STAMPS ANTHONY P & MI						
GRANTEE: STAMPS ANTHONY P &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002;ORIG=-16,20] W35 S14 E12 S18 E39 N32 W16 $
BAS=[YR=2013;ORIG=0,0] W16 S20 E16 N20 $
FOP=[YR=2002;ORIG=-39,52] S6 E39 N6 W39 $
BAS=[YR=2013;ORIG=-51,34] S18 E12 N18 W12 $
UOP=[YR=2024;ORIG=-30,0] S20 E14 N20 W14 $
PTO=[YR=2024;ORIG=-51,0] S20 E21 N20 W21 $
UOP=[YR=2024;ORIG=-61,22] E10 S28 W10 N28 $
.

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	0940	SHEDS/PORT	0	50	12	20	240.00	SF	21.30	21.30	100	1980	1980	3	20	1,022	
2	0500	FP-PRE FAB	0	50	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975	
3	0510	GARAGE WD-	0	50	20	15	300.00	SF	35.00	35.00	100	1999	1999	3	26	2,730	
4	0351	CARPORT MT	0	50	29	19	551.00	SF	10.00	10.00	100	2002	2002	3	20	1,102	
5	0812	CONCRETE C	0	100	0	0	1,250.00	SF	4.00	4.00	100	2024	2023		100	5,000	
6	0811	CONCRETE B	0	100	0	0	670.00	SF	5.20	5.20	100	2024	2023		100	3,484	

LAND DESCRIPTION

TOTAL OB/XF 16,313

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	50	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	0.80	35,000.00	28,000.00	28,000							
2	000100	C	RES	50		OR	0.00	0.00	1.19	AC		1.00	1.00	0.80	35,000.00	28,000.00	33,320							

REVIEW DATE 02/05/2024 BY WWA Total Acres: 2.19 Total Land Value: 61,320 Market: 0 Agricultural: 0 Common: 61,320 PRINTED 07/30/2025 BY SYS