IN OR 981/365 & OR 1110/939
PARCELS 2-11 & 2-17

MCKENDREE ANN J & JOSEPH WADE
35199 QUAIL ROAD
CALLAHAN, FL 32011-6164

2025

23-2N-24-0000-0002-0110

BUILDING CHARACTERISTICS

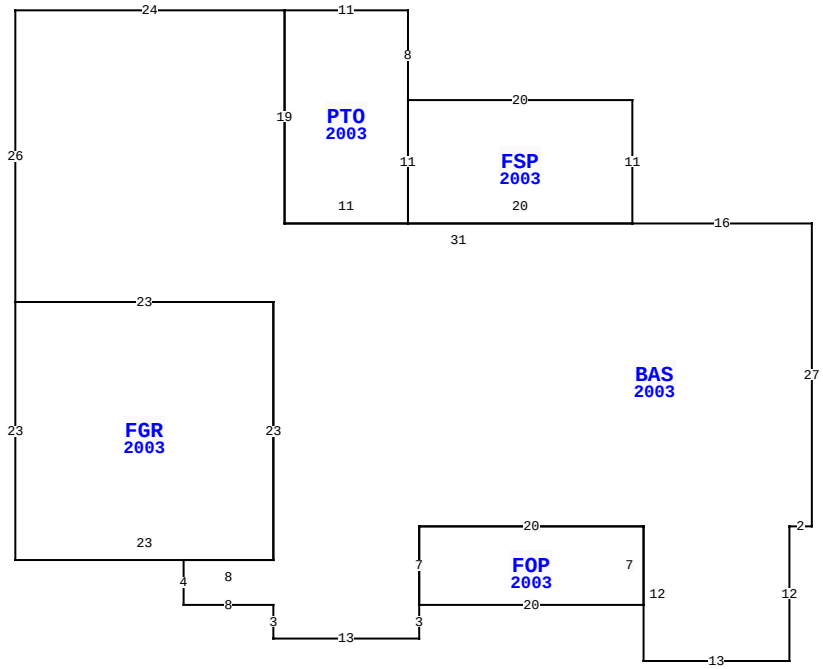
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,231	100	2003	2,231	312,467
FGR	529	55	2003	291	40,757
FOP	140	30	2003	42	5,882
FSP	220	40	2003	88	12,325
PTO	209	5	2003	10	1,400
TOTALS	3,329			2,662	372,832

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,662	105.2160	166.24	442,531	2003	2003	0	0	0	15.75	84.25

1 SFR CUST – 100% - 2004 Heated Area: 2231 HX Base Yr 2004



35199 QUAIL RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		372,832
TOTAL MARKET OB/XF VALUE		53,935
TOTAL LAND VALUE - MARKET		87,500
TOTAL MARKET VALUE		514,267
SOH/AGL Deduction		300,020
ASSESSED VALUE		214,247
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		163,525
TOTAL JUST VALUE		514,267
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		489,416

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25283	ADDITION	30,155	11/01/2011
B22503	SWIM POOL	25,000	05/01/2009
B029679	NEW CONSTR	159,072	05/01/2002
E029646	NEW CONSTR	2,500	05/01/2002
R024117	NEW CONSTR	6,500	05/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0981/0365	4/12/2001	WD	Q	V		52,000

GRANTOR: QUAILE WILLIAM JOHN J

GRANTEE: MCKENDREE ANN J & J

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W16 FSP=[YR=2003] N11 W20 PTO=[YR=2003] N8 W11 S19 E11 N11$ S11 E20$ W31 N19 W24 S26 FGR=[YR=2003] S23 E23 N23 W23$ E23 S23 W8 S4 E8 S3 E13 N3 FOP=[YR=2003] E20 N7 W20 S7$ N7 E20 S12 E13 N12 E2 N27$.

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	2,481.00	SF	4.00	4.00	100	2003	2003	3	82	8,138	
2	1127	BRICK 8"	0	100	11	3	33.00	SF	5.50	5.50	100	2003	2003	3	95	172	
3	0350	CARPORT WD	0	100	14	20	280.00	SF	8.58	8.58	100	2005	2005	3	22	529	
4	0861	POOL GUNIT	0	100	0	0	528.00	SF	85.00	85.00	100	2009	2009	3	52	23,338	
5	0855	CONC PAVER	0	100	0	0	867.00	SF	10.00	10.00	100	2009	2009	3	89	7,716	
6	0810	CONCRETE A	0	100	0	0	361.00	SF	6.50	6.50	100	2009	2009	3	89	2,088	
7	0910	SCRN RM L	0	100	0	0	1,771.00	SF	15.00	15.00	100	2011	2011	3	45	11,954	

LAND DESCRIPTION

TOTAL OB/XF 53,935

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	0006	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