NW1/4
PT OR 1110/1860
PARCELS 2-18 & 2-19

STONE RICHARD A & MARY C
35107 QUAIL ROAD
CALLAHAN, FL 32011

2025

23-2N-24-0000-0002-0180

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

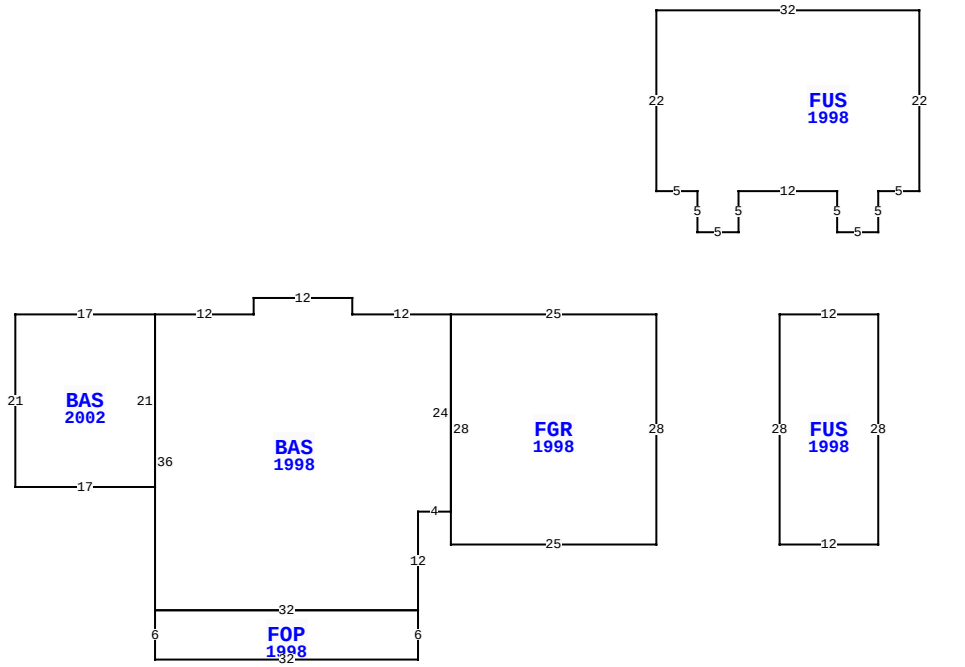
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,272	100	1998	1,272	137,519
BAS	357	100	2002	357	38,596
FGR	700	55	1998	385	41,623
FOP	192	30	1998	58	6,271
FUS	336	100	1998	336	36,326
FUS	754	100	1998	754	81,517
TOTALS	3,611			3,162	341,853

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,162	95.9652	126.67	400,531	1998	2003	0	0	0	14.65	85.35

1 SNGL FAM – 100% - 2003 Heated Area: 2719 HX Base Yr 2003



35107 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		386,731
TOTAL MARKET OB/XF VALUE		51,061
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		557,792
SOH/AGL Deduction		253,846
ASSESSED VALUE		303,946
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		253,224
TOTAL JUST VALUE		557,792
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		495,433

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20393	ELEC OTHER	5,000	01/01/2008
B20480	GARAGE	79,200	09/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1110/1860	1/31/2003	WD	U	I	07	100
GRANTOR: COLEMAN DONALD SR & A						
GRANTEE: STONE RICHARD & MAR						
1105/1250	1/06/2003	WD	U	I	21	215,000
GRANTOR: COLEMAN DONALD SR & A						
GRANTEE: STONE RICHARD & MAY						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1998] W25 BAS=[YR=1998] W12N2 W12 S2 W12
BAS=[YR=2002] W17 S21 E17 N21$ S36 FOP=[YR=1998] S6 E32N6
W32 $ E32 N12 E4 N24 $ S28 E25 N28 $ PTR= E15
FUS=[YR=1998]E12 S28 W12 N28 $ W15 $ PTR= N15
FUS=[YR=1998]N22 E32 S22 W5 S5 W5 N5 W12 S5 W5 N5 W5 $ S15$.

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	0510	GARAGE WD-	0	100	24	26	624.00	SF	35.00	35.00	100	1998	1998	3	25	5,460	
2	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	5,600	
3	0811	CONCRETE B	0	100	0	0	975.00	SF	5.20	5.20	100	1998	1998	3	73	3,701	
4	0835	QUARY TILE	0	100	0	0	221.00	SF	10.00	10.00	100	1998	1998	3	73	1,613	
5	0811	CONCRETE B	0	100	0	0	794.00	SF	5.20	5.20	100	2002	2002	3	80	3,303	
6	0861	POOL GUNIT	0	100	28	12	364.00	SF	85.00	85.00	100	2006	2006	3	40	12,376	
7	0855	CONC PAVER	0	100	0	0	1,682.00	SF	10.00	10.00	100	2006	2006	3	86	14,465	
8	0462	ST/AL FNC	0	100	120	4	480.00	SF	10.00	10.00	100	2006	2006	3	40	1,920	
9	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2006	2006	3	66	396	
10	0351	CARPORT MT	0	100	50	16	800.00	SF	9.10	9.10	100	2006	2006	3	24	1,747	

TOTAL OB/XF 50,581

LAND DESCRIPTION

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	4.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	120,000							

REVIEW DATE 09/17/2019 BY TWA Total Acres: 4.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 07/30/2025 BY SYS

NW1/4
PT OR 1110/1860
PARCELS 2-18 & 2-19

STONE RICHARD A & MARY C
35107 QUAIL ROAD
CALLAHAN, FL 32011

2025

23-2N-24-0000-0002-0180

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

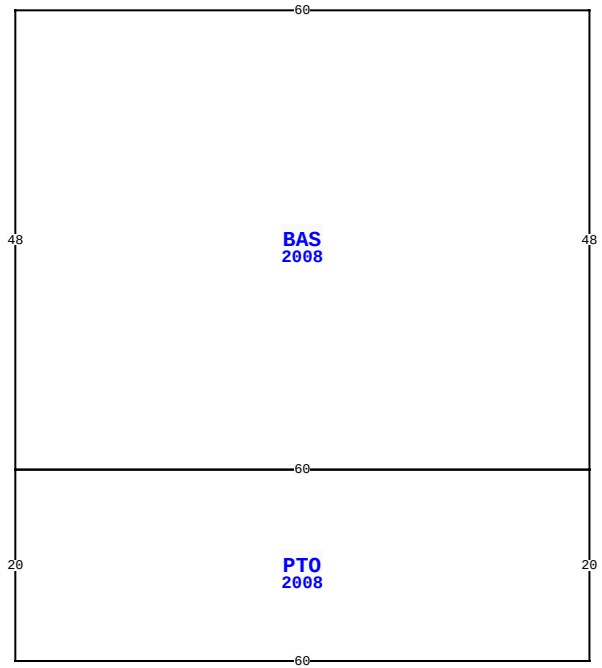
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,880	100	2008	2,880	43,962
PTO	1,200	5	2008	60	916
TOTALS	4,080			2,940	44,878

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,940	52.9000	19.57	57,536	2008	2008	0	0	0	22.00	78.00

2 GARAGE RES – 100% - 2003 Heated Area: 2880 HX Base Yr 2003



35107 QUAIL RD, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		386,731
TOTAL MARKET OB/XF VALUE		51,061
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		557,792
SOH/AGL Deduction		253,846
ASSESSED VALUE		303,946
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		253,224
TOTAL JUST VALUE		557,792
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		495,433

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1110/1860	1/31/2003	WD	U	I	07	100
GRANTOR: COLEMAN DONALD SR & A						
GRANTEE: STONE RICHARD & MAR						
1105/1250	1/06/2003	WD	U	I	21	215,000
GRANTOR: COLEMAN DONALD SR & A						
GRANTEE: STONE RICHARD & MAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W60 S48 PTO=[YR=2008] S20 E60 N20 W60$ E60 N48$.

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
11	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	24	480	

LAND DESCRIPTION

TOTAL OB/XF 480

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

REVIEW DATE 09/17/2019 BY TWA Total Acres: 4.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 07/30/2025 BY SYS