LOT 4
OAKRIDGE FARMS OR 2440/1449

RAGANS STEVEN JOHN & ASHLEY ROSE SMITH
35364 QUAIL RD
CALLAHAN, FL 32011

2025

23-2N-24-1795-0004-0000

BUILDING CHARACTERISTICS

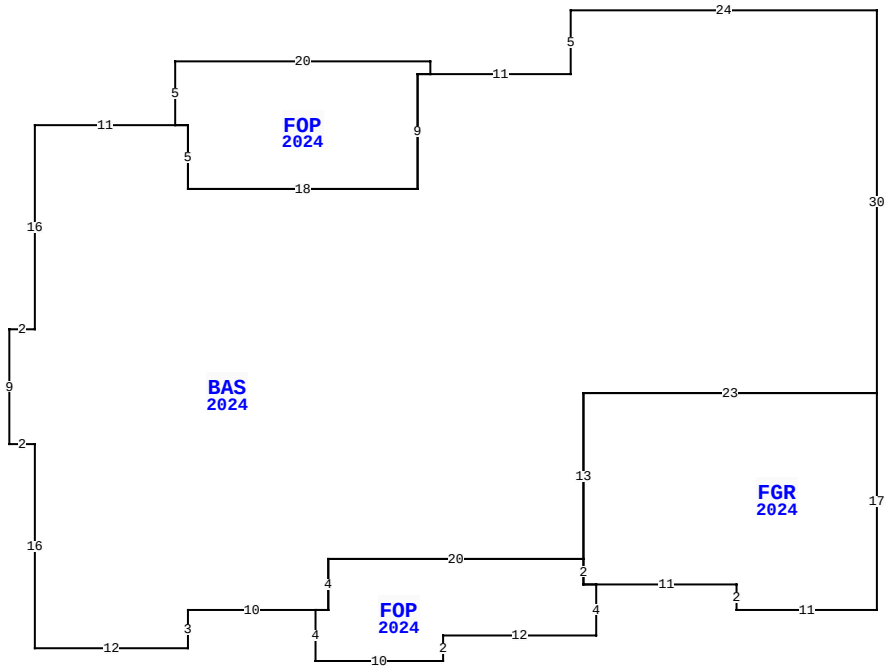
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	19	MARBLE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	2,265	100	2024	2,265	413,838
FGR	367	55	2024	202	36,907
FOP	146	30	2024	44	8,039
FOP	186	30	2024	56	10,232
TOTALS	2,964			2,567	469,017

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,567	115.6416	182.71	469,017	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2025 Heated Area: 2265 HX Base Yr 2025



35364 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		469,017
TOTAL MARKET OB/XF VALUE		8,556
TOTAL LAND VALUE - MARKET		116,805
TOTAL MARKET VALUE		594,378
SOH/AGL Deduction		0
ASSESSED VALUE		594,378
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		543,656
TOTAL JUST VALUE		594,378
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		597,065

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP250005348	POOL RESI	50,000	05/16/2025
230008874	CO ISSUED		07/27/2023
22014347	NEW CONSTR	365,318	09/20/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2697/1072	3/04/2024	WD	Q	I	01	715,000
GRANTOR: EDWARDS EVAN W & ALIS						
GRANTEE: RAGANS STEVEN JOHN						
2486/0267	6/16/2021	WD	U	V	11	58,000
GRANTOR: G&H LAND & TIMBER INV						
GRANTEE: EDWARDS EVAN W & AL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=150,10] W24 S5 W11 W1 S9 W18 N5 W1 W11 S16 W2 S9 E2 S16 E12 N3 E10 E1 N4 E20 N13 E23 N30 $
FOP=[YR=2024;ORIG=115,14] W20 S5 E1 S5 E18 N9 E1 N1 $
FOP=[YR=2024;ORIG=127,53] W20 S4 W1 S4 E10 N2 E12 N4 W1 N2 $
FGR=[YR=2024;ORIG=150,40] W23 S13 S2 E1 E11 S2 E11 N17 $
.

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	0810	CONCRETE A	0	100	0	0	547.00	SF	6.50	6.50	100	2024	2023		100	3,556	
2	0501	FP-AVERAGE	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2024	2023		100	5,000	

LAND DESCRIPTION

TOTAL OB/XF 8,556

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	0003	OR	0.00	0.00	5.99	AC		1.00	1.00	1.00	19,500.00	19,500.00	116,805							

REVIEW DATE 07/07/2025 BY WW Total Acres: 5.99 Total Land Value: 116,805 Market: 0 Agricultural: 0 Common: 116,805 PRINTED 07/30/2025 BY SYS