IN OR 1649/1834

PITTMAN MICHAEL L & CLARA C
35629 QUAIL ROAD
CALLAHAN, FL 32011

2025

24-2N-24-0000-0009-0010

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	13	LVT/LAMNT 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

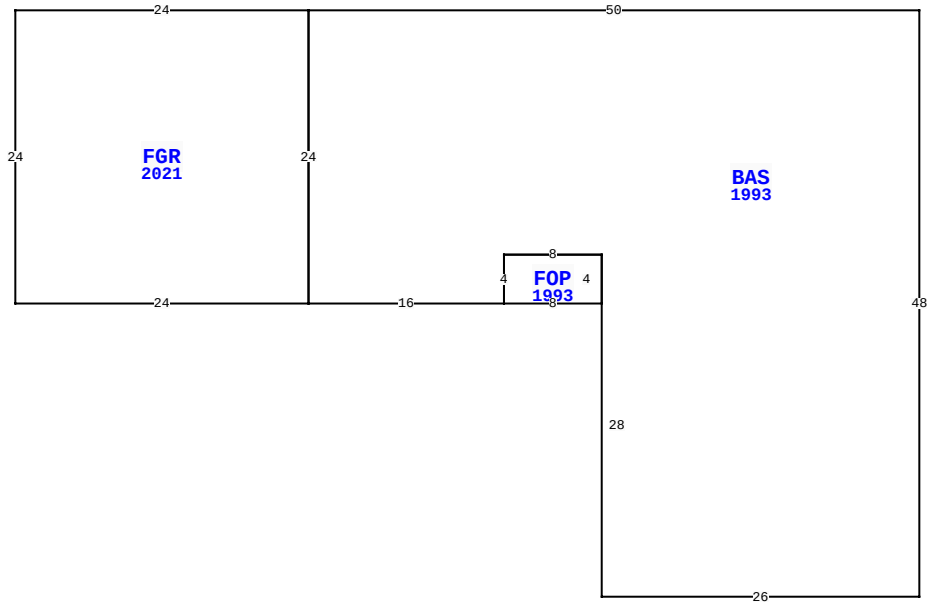
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,792	100	1993	1,792	182,258
FGR	576	55	2021	317	32,241
FOP	32	30	1993	10	1,017
TOTALS	2,400			2,119	215,516

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,119	122.1668	122.17	258,878	1981	1986	0	0	0	16.75	83.25

1 SINGLE FAM – 100% - 2010 Heated Area: 1792 HX Base Yr 2010



35629 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		215,516
TOTAL MARKET OB/XF VALUE		20,124
TOTAL LAND VALUE - MARKET		85,400
TOTAL MARKET VALUE		321,040
SOH/AGL Deduction		155,449
ASSESSED VALUE		165,591
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		114,869
TOTAL JUST VALUE		321,040
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		298,895

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21009660	NEW SHINGLES	16,229	07/22/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1649/1834	11/12/2009	WD	U	I	12	130,000
GRANTOR: AMERICAN GENERAL FINA						
GRANTEE: PITTMAN MICHAEL L &						
1628/0959	7/06/2009	CT	U	V	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: AMERICAN GENERAL HO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 FGR=[YR=2021] W24 S24 E24 N24 $ S24 E16
FOP=[YR=1993] E8 N4 W8 S4 $ N4 E8 S28 E26 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
1	1242	WD DECK A	0	100	0	0	428.00	SF	10.00	10.00	100	2000	2000	3	20	856	
2	0812	CONCRETE C	0	100	0	0	4,604.00	SF	4.00	4.00	100	2006	2006	3	86	15,838	
3	0811	CONCRETE B	0	100	0	0	680.00	SF	5.20	5.20	100	2019	2019	3	97	3,430	

LAND DESCRIPTION

TOTAL OB/XF 20,124

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	2.44	AC		1.00	1.00	1.00	35,000.00	35,000.00	85,400							

REVIEW DATE 11/02/2021 BY TW Total Acres: 2.44 Total Land Value: 85,400 Market: 0 Agricultural: 0 Common: 85,400 PRINTED 07/30/2025 BY SYS