



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	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
BAS	1,589	100
FGR	441	55
FOP	12	30
FOP	150	30
TOTALS	2,192	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,881	127.6891	127.69	240,185	2019	2019	0	0	2.00	98.00
1 SINGLE FAM - 100% - 2020 Heated Area: 1589 HX Base Yr 2020											
35643 QUAIL RD, CALLAHAN											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/21/2025 MLU											

NASSAU COUNTY PROPERTY				PAGE 1 of 1		6	
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 6				Tax Dist:			
BUILDING MARKET VALUE				235,381			
TOTAL MARKET OB/XF VALUE				3,071			
TOTAL LAND VALUE - MARKET				83,700			
TOTAL MARKET VALUE				322,152			
SOH/AGL Deduction				134,657			
ASSESSED VALUE				187,495			
TOTAL EXEMPTION VALUE				HX HB 50,722			
BASE TAXABLE VALUE				136,773			
TOTAL JUST VALUE				322,152			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				283,645			

TOTALS		2,192				1,881		235,381		35643 QUAIL RD, CALLAHAN										XF DATE		LAND DATE		05/21/2025		MLU		BUILDING NOTES																		
EXTRA FEATURES																				INC DATE		AG DATE		BUILDING DIMENSIONS BAS=[YR=2019] W21 FOP=[YR=2019] N10 W15 S10 E15\$ W29 S40 E13 FOP=[YR=2019] E4 N3 W4 S3\$ N3 E4 S3 E12 FGR=[YR=2019] S2 E21 N21 W21 S19\$ N19 E21 N21\$.																						
L N	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	487.00		SF	6.50		6.50		100	2019	2019	3	97	3,071																									