

BUILDING CHARACTERISTICS

ELEMENT CD CONSTRUCTION

Exterior Wall Roof Structure0315 CONC BLOCK 100 GABLE/HIP 100

RooF Cover Interior Wall Interior FloorInterior FloorAir Condition Heating TypeBedrooms Bathrooms FrameStories Units Occupancy0308090304030000COMP SHNGL 100 DRYWALL 100 LVT/LAMNT 50 CARPET 50 CENTRAL 100 AIR DUCTED 100 4 100 2 100 MASONRY 100 0 0 100 0 100 NONE 100

QualityDOR CODEMAP NUMNEIGHBORHOOD/LOCAREA TYPETOTAL GROSS AREA PCT OF BASEYEARTOT ADJ AREASUBAREAMARKET VALUE040100088001.00BAS2,00810020092,008247,239FOP243020097862UOP264202024536,526

TOTALS2,2962,068254,626

EXTRA FEATURES

L N OB/XF CODE DESCRIPTION BLD CAPL W UNITS UT Adj R ADJ UNIT PRICE ORIG COND YEAR ON YEAR ACTUAL Q % COND OB/XF MKT VALUE NOTES

10812CONCRETE C0100002,312.00SF4.004.00100200920093898,231

LAND DESCRIPTION

L N USE CODE CLS LAND USE DESCRIPTIONCAPR D LOC ZONE FRONT DEPTH TOT LND UTSUNITTYPE DTDPHT FACT% CONDTOT ADJ UNIT PRICEADJ UNIT PRICELAND VALUEDENSITYDECLFRZYR YR CONSRV

1000100CRES1000006OR0.000.001.00AC1.001.001.0045,000.0045,000.0045,000

REVIEW DATE03/25/2025BYWWATotal Acres: 1.00Total Land Value: 45,000Market: 0Agricultural: 0Common: 45,000PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPE MDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0900012,068100.8420133.11275,27120092009007.5092.50

1 SNGL FAM - 100% - 2025Heated Area: 2008HX Base Yr 2025

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

05/21/2025MLU

35686 QUAIL RD, CALLAHAN

Basement Footprint: BAS 2009

Footing Print: FOP 2009

Upper Portion Print: UOP 2024

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 6Tax Dist:

BUILDING MARKET VALUE254,626TOTAL MARKET OB/XF VALUE8,231TOTAL LAND VALUE - MARKET45,000TOTAL MARKET VALUE307,857SOH/AGL Deduction15,071ASSESSED VALUE292,786TOTAL EXEMPTION VALUE HX HB50,722BASE TAXABLE VALUE242,064TOTAL JUST VALUE307,857NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE275,003

Sales History

PERMIT NUMDESCRIPTIONAMTISSUED

C16460CO ISSUED011/01/2009E18514ELEC OTHER3,50012/01/2006B16460NEW CONSTR116,58010/01/2005M10568MECH OTHER010/01/2005P10256OTHER010/01/2005R08491REPAIR/RRF3,50010/01/2005

SALES DATA

OFF RECORD NumberDATETYPEINSTQU I VRSNCD SALE PRICE

9999/99991/05/2024CNQI01375,000GRANTOR:MEDSKER TEDDYGRANTEE:CARPENTER JOHN1318/07135/19/2005WDQV20,000GRANTOR:ARLINE DOYLEGRANTEE:MEDSKER TEDDYBUILDING NOTESBUILDING DIMENSIONSBAS=[YR=2009;ORIG=0,0] W24 W22 W14 S42 E14 N16 E12 E20 S16E14 N42 \$FOP=[YR=2009;ORIG=-34,26] S4 E6 N4 W6 \$UOP=[YR=2024;ORIG=-46,-12] S12 E22 N12 W22 \$.