PT OF NE1/4
PT OR 1716/1602
PARCELS 11-1 & 12-3

SAWYER MIKE M & DEBORAH D
35728 QUAIL ROAD
CALLAHAN, FL 32011

2025

24-2N-24-0000-0011-0010

BUILDING CHARACTERISTICS

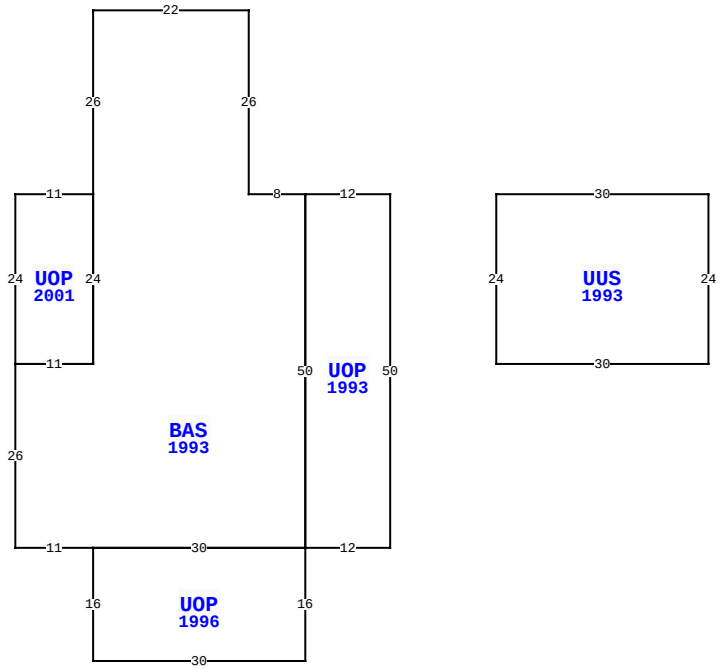
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	01	TYP WD 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0700	MISC RESIDENTIAL
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	2,358	100	1993	2,358	12,020
UOP	600	20	1993	120	612
UOP	480	20	1996	96	489
UOP	264	20	2001	53	270
UUS	720	50	1993	360	1,835
TOTALS	4,422			2,987	15,226

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
6500	01	2,987	55.1000	20.39	60,905	1975	1975	0	0	25	50.00	25.00

1 GARAGE RES – 0% - 0 Heated Area: 2358 HX Base Yr



35728 QUAIL RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 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	15,226
TOTAL MARKET OB/XF VALUE	14,656
TOTAL LAND VALUE - MARKET	72,292
TOTAL MARKET VALUE	102,174
SOH/AGL Deduction	25,439
ASSESSED VALUE	76,735
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	76,735
TOTAL JUST VALUE	102,174
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	77,771

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B018583	GARAGE	10,000	07/01/2001
7550	MH MOVE-ON	10,300	11/10/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1716/1602	12/20/2010	WD	U	I	30	100
GRANTOR: SAWYER JIM H & LOIS T						
GRANTEE: SAWYER MIKE M & DEB						
1021/0874	11/27/2001	WD	Q	I	01	37,900
GRANTOR: SAWYER MIKE M & DEBOR						
GRANTEE: SAWYER JIM H & LOIS						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W12 BAS=[YR=1993] W8 N26 W22 S26
UOP=[YR=2001] W11 S24 E11 N24 $ S24 W11 S26 E11
UOP=[YR=1996] S16 E30 N16 W30 $ E30 N50 $ S50 E12 N50 $ PTR=
E15 UUS=[YR=1993] E30 S24 W30 N24 $ W15 $.

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	0812	CONCRETE C	0	0	0	0	4,812.00	SF	4.00	4.00	100	1989	1989	3	54.5	10,490	
2	0680	POLE SHED	0	0	24	24	576.00	SF	10.00	10.00	100	1975	1975	3	20	1,152	
3	0811	CONCRETE B	0	0	0	0	805.00	SF	5.20	5.20	100	1997	1997	3	72	3,014	

LAND DESCRIPTION

TOTAL OB/XF 14,656

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	0	0007	OR	0.00	0.00	1.89	AC		1.00	1.00	0.85	45,000.00	38,250.00	72,292							

REVIEW DATE 01/06/2023 BY WWA Total Acres: 1.89 Total Land Value: 72,292 Market: 0 Agricultural: 0 Common: 72,292 PRINTED 07/30/2025 BY SYS