

PT OF NE1/4
IN OR 883/1525

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

2025

24-2N-24-0000-0013-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS														NASSAU COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1 6																	
Exterior Wall	15	CONC BLOCK 60	0100	01	2,962	94.9400	94.94	281,212	1973	1973	0	0	0	29.37	70.63	VALUATION SUMMARY																	
Exterior Wall	20	FACE BRICK 40	1 SINGLE FAM - 100% - 1995														Heated Area: 2122																
Roof Structure	03	GABLE/HIP 100															HX Base Yr 1995																
Roof Cover	03	COMP SHNGL 100																															
Interior Wall	05	DRYWALL 90																															
Interior Wall	04	PLYWOOD 10																															
Interior Floor	14	CARPET 70																															
Interior Floor	08	SHT VINYL 30																															
Air Condition	03	CENTRAL 100																															
Heating Type	04	AIR DUCTED 100																															
Bedrooms		3 100																															
Bathrooms		2 100																															
Frame	02	WOOD FRAME 100																															
Stories	1.	1. 100																															
Units		0 100																															
Occupancy	00	NONE 100																															
Quality			03	Quality Level 03																													
DOR CODE			0100	SINGLE FAMILY																													
MAP NUM				MKT AREA																													
NEIGHBORHOOD/LOC			8001.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	2,122	100	1993	2,122	142,293																												
FDU	580	65	1993	377	25,280																												
FGR	506	55	1993	278	18,641																												
FOP	198	30	1993	59	3,956																												
FSP	220	40	1993	88	5,901																												
UOP	192	20	1993	38	2,548																												
TOTALS			3,818		2,962	198,620																											
EXTRA FEATURES						35728 QUAIL RD, CALLAHAN																											
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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1977	1977	3	38	1,330																	
2	0812	CONCRETE C	0	100	0	0	3,337.00	SF	4.00	4.00	100	1985	1985	3	44	5,873																	
TOTAL OB/XF 7,203																																	
LAND DESCRIPTION																																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE																
1	000100	C	RES	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000																
REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS																																	

VALUATION BY

Tax Group: 6

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

198,620

7,203

45,000

250,823

103,214

147,609

50,722

96,887

250,823

0

228,147

PERMIT NUM

DESCRIPTION

AMT

ISSUED

E9900

CHNGE SRVC

0

01/02/1999

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

0883/1525

5/19/1999

WD U

I

10

100

GRANTOR: SAWYER JIM HENRY & CH

GRANTEE: SAWYER MIKE M & DEB

0720/1839

12/30/1994

AD Q

I

01

50,000

GRANTOR: SAWYER JIM HENRY & LO

GRANTEE: SAWYER MIKE M & DEB

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 N16 W28 UOP=[YR=1993] W12 S16

FSP=[YR=1993] W20 S11 FGR=[YR=1993] S23 E22 FOP=[YR=1993] E33

N6 W33 S6\$N23 W22\$ E20 N11\$ E12 N16\$ S16 W12 S11 E2 S17 E59

N28\$ PTR=E15 FDU=[YR=1993] E20 S29 W20N29\$ W15\$.