

SHOWMAN JOHN H & LISA M
44255 QUAIL RIDGE RD
CALLAHAN, FL 32011

06-1N-25-199S-0001-0040

BUILDING CHARACTERISTICS

ELEMENT CD
Exterior Wall Roof Structur0203FACE BRICK 100GABLE/HIP 100Roof Cover Interior Wall Interior FloorInterior FloorAir ConditionHeating TypeBedrooms Bathrooms FrameStories Units OccupancyQualityDOR CODEMAP NUMNEIGHBORHOOD/LOCAREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREA SUBAREA MARKET VALUEBAS1,28010019941,280131,394BAS450100200545046,193FGR50655201527828,537FOP90301994272,772PTO28852015141,437TOTALESXTRA FEATURES 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 NOTES20500FP-PRE FAB010001.00UT3,500.003,500.00100200520053873,045

MARKET ADJUSTMENTS

TOTALS TYPEDMDLEFF. AREATOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYBECONFNCTNORM% CONDTOTALSBAS PTOFGR BAS FOPHEATED AREA HX BASE YR

NASSAU COUNTY PROPERTY VALUATION SUMMARY

SINGLE FAM 100% - 2017 Heated Area: 1730 HX Base Yr 2017

VALUATION BY STANDARD Tax Group: 6 Tax Dist:

SALES DATA OFF RECORD Number DATE TYPE INST QUANTITY VOLUME RSNCD SALE PRICE2035/04133/18/2016WDQI01127,800

GRANTOR: PADGETT MONTINA KAYE GRANTEE: SHOWMAN JOHN H & LI 2035/03963/18/2016WDDQV0118,000 GRANTOR: LITTLE JUDY LYNN GRANTEE: SHOWMAN JOHN H & LI BUILDING NOTES BUILDING DIMENSIONS BAS=[YR=1994] W21 BAS=[YR=2005] N18 W25 PTO=[YR=2015] W16 S18 FGR=[YR=2015] S23 E22 N23 W22\$ E16 N18\$ S18 E25\$ W19 S27 FOP=[YR=1994] S6 E15 N6 W15\$ E15 S8 E25 N35\$. LAND DESCRIPTION TOTAL OB/XF 3,045 L N 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 CONSRV1000100CRES100000RSF-20.000.002.00LT1.001.001.0050,000.0050,000.00100,000 REVIEW DATE 03/23/2026 BY TWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/09/2026 BY SYS