

MAZZA JAMES A III & AMANDA
44169 QUAIL RIDGE DR
CALLAHAN, FL 32011

06-1N-25-199S-0001-0080

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall
Roof Structur

03

CONC BLOCK 100
GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

14

CARPET 80

Interior Floo

08

SHT VINYL 20

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

0 100

Occupancy

00

NONE 100

Quality

06

Quality Level 06

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

08

NEIGHBORHOOD/LOC

8007.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,540

100

2006

1,540

168,289

FOP

128

30

2006

38

4,153

USP

280

30

2018

84

9,179

TOTALS

1,948

1,662

181,621

EXTRA 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

NOTES

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

REVIEW DATE

03/23/2026

BY

TWA

Total Acres:

0.00

Total Land Value:

50,000

Market:

0

Agricultural:

0

Common:

50,000

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MARKET ADJUSTMENTS

TYPEMDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

1,662

115.0000

120.75

200,686

2006

2006

0

0

0

9.50

90.50

1 SINGLE FAM

100% - 2007

Heated Area: 1540

HX Base Yr 2007

BLD DATE

03/08/2007

KW

LGL DATE

03/24/2026

MLU

XF DATE

LAND DATE

INC DATE

AG DATE

NASSAU COUNTY PROPERTY

PAGE 1 of 2

6

VALUATION SUMMARY

VALUATION BY

Tax Group: 6

Tax Dist:

STANDARD

BUILDING MARKET VALUE

203,076

TOTAL MARKET OB/XF VALUE

0

TOTAL LAND VALUE - MARKET

50,000

TOTAL MARKET VALUE

253,076

SOH/AGL Deduction

118,223

ASSESSED VALUE

134,853

TOTAL EXEMPTION VALUE

HX HB

51,411

BASE TAXABLE VALUE

83,442

TOTAL JUST VALUE

253,076

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

236,032

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VOLUME

RSN CD

SALE PRICE

2079/0784

10/13/2016

QC

U

I

11

100

GRANTOR: ANKJ PROPERTIES LLC

GRANTEE: MAZZA JAMES A III &

2028/0041

2/11/2016

CT

U

I

18

54,700

GRANTOR: CLERK OF COURT

GRANTEE: ANKJ PROPERTIES LLC

BUILDING NOTES

BAS=[YR=2006] W27 USP=[YR=2018] N10 W28 S10 E28\$W28 S28 E17 FOP=[YR=2006] S8 E16 N8 W16\$ E38 N28\$.

BUILDING DIMENSIONS

BAS=[YR=2006] W27 USP=[YR=2018] N10 W28 S10 E28\$W28 S28 E17 FOP=[YR=2006] S8 E16 N8 W16\$ E38 N28\$.

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