

BLOCK 1 LOTS 10 11 & 12
IN OR 1104/125
SWALLOWFORK ESTATES PB 5/305

BEVERLY WILLIAM L & LINDA L
44073 QUAIL RIDGE DRIVE
CALLAHAN, FL 32011

2026

06-1N-25-199S-0001-0100



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 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	0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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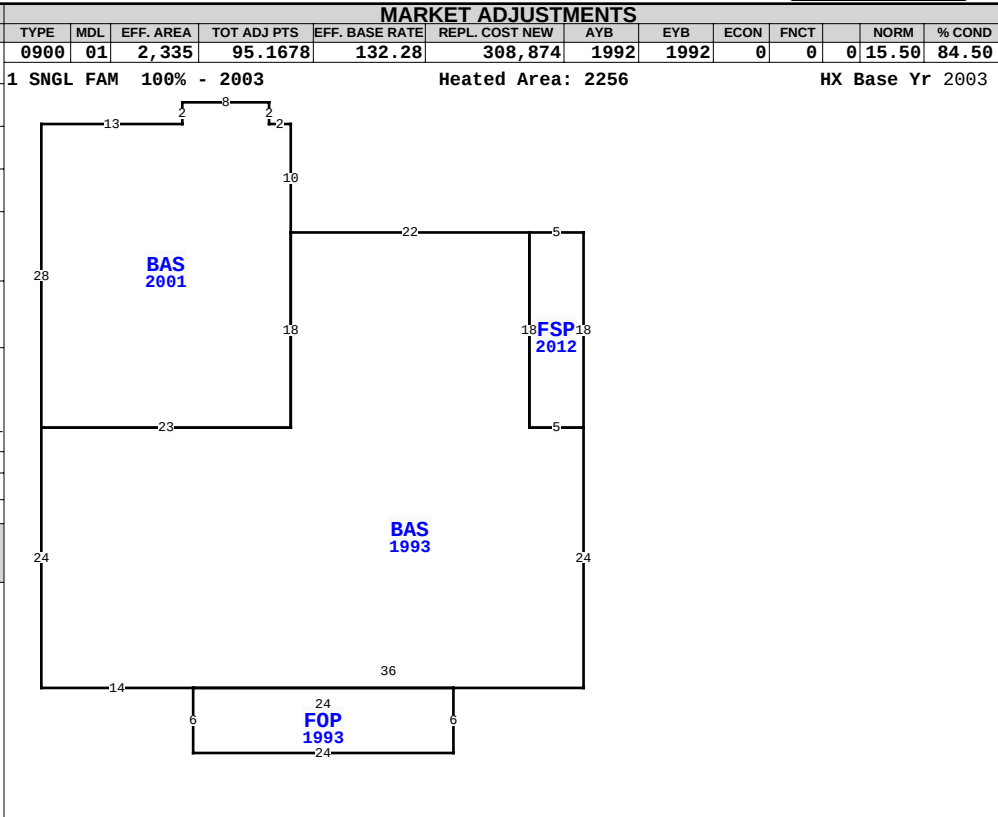
NEIGHBORHOOD/LOC	8007.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,596	100	1993	1,596	178,396
BAS	660	100	2001	660	73,773
FOP	144	30	1993	43	4,806
FSP	90	40	2012	36	4,024

TOTALS	2,490			2,335	260,999
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00
2	0510	GARAGE WD-	0	100	24	624.00	SF	35.00	35.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0005	RSF-2	0.00	0.00	2.00
2	000100	C	RES	100	0005	RSF-2	0.00	0.00	1.00



44073 QUAIL RIDGE DR, CALLAHAN	BLD DATE	LGL DATE	03/24/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0005	RSF-2	0.00	0.00	2.00
2	000100	C	RES	100	0005	RSF-2	0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 6	Tax Dist:								
BUILDING MARKET VALUE	260,999								
TOTAL MARKET OB/XF VALUE	6,748								
TOTAL LAND VALUE - MARKET	150,000								
TOTAL MARKET VALUE	417,747								
SOH/AGL Deduction	255,555								
ASSESSED VALUE	162,192								
TOTAL EXEMPTION VALUE	51,411								
BASE TAXABLE VALUE	110,781								
TOTAL JUST VALUE	417,747								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	360,801								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21011235	REPAIR/RRF	16,000	08/25/2021
19000373	GARAGE	12,045	01/01/2019
B007201	ADDITION	27,048	06/01/2000
2541	NEW CONSTR	2,300	07/23/1992
2540	NEW CONSTR	3,550	07/22/1992
2533	NEW CONSTR	55,000	07/16/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1104/0125	12/30/2002	WD	Q	I		159,000
GRANTOR: PAUL ROBERT V & DEANN						
GRANTEE: BEVERLY WILLIAM L &						
0793/1557	5/16/1997	WD	U	I	09	96,000
GRANTOR: PERRY MARK E & MACY J						
GRANTEE: PAUL ROBERT & DEANN						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2012] W5 BAS=[YR=1993] W22 BAS=[YR=2001] N10 W2 N2 W8 S2 W13 S28 E23 N18\$ S18 W23 S24 E14 FOP=[YR=1993] S6 E24 N6 W24\$ E36 N24 W5 N18\$ S18 E5 N18\$.									