

SMITH-BRUNO HARRIETT A/BRUNO DAVID RUSSELL
35315 QUAIL RD
CALLAHAN, FL 32011

23-2N-24-0000-0001-0010

NASSAU COUNTY PROPERTY										PAGE 1 of 1	
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						697,452					
TOTAL MARKET OB/XF VALUE						43,524					
TOTAL LAND VALUE - MARKET						254,500					
TOTAL MARKET VALUE						995,476					
SOH/AGL Deduction						78,579					
ASSESSED VALUE						916,897					
TOTAL EXEMPTION VALUE						HX HB		51,411			
BASE TAXABLE VALUE						865,486					
TOTAL JUST VALUE						995,476					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						1,007,756					
PERMIT NUM				DESCRIPTION				AMT		ISSUED	
SP240006445				NEW INGROUND SWIM				73,376		05/30/2024	
230012240				CO ISSUED						09/25/2023	
22015598				NEW CONSTR				744,442		10/18/2022	
SALES DATA											
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2856/1635		3/25/2026		QC	U	I	11	100			
GRANTOR: SMITH-BRUNO HARRIETT											
GRANTEE: SMITH-BRUNO HARRIET											
2495/1450		9/08/2021		WD	Q	V	01	345,000			
GRANTOR: G&H LAND & TIMBER INV											
GRANTEE: SMITH-BRUNO HARRIET											
BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2024;ORIG=60,-10] W31 S44 E20 E11 S14 S4 E20 S8 E35											
N25 W7 N13 W15 W21 N10 W12 N22 \$											
FGR=[YR=2024;ORIG=49,34] E11 S14 W4 S11 E4 S1 S15 W31 N27 E20											
N14 \$											
UST=[YR=2024;ORIG=25,34] W6 W4 W10 S41 E20 N41 \$											
FGR=[YR=2024;ORIG=29,34] E20 S14 W20 N14 \$											
FSP=[YR=2024;ORIG=60,-10] E12 S22 W12 N22 \$											
FSP=[YR=2024;ORIG=72,12] E21 S10 W21 N10 \$											
FOP=[YR=2024;ORIG=60,52] E20 S8 W20 N1 N7 \$											
STR=[YR=2024;ORIG=25,26] W10 S8 E4 N4 E6 N4 \$											
FST=[YR=2024;ORIG=60,48] W4 S11 E4 N7 N4 \$											
DCK=[YR=2025;ORIG=72,-10] E36 S32 W15 N10 W21 N22 \$											
ND UE		OTHER ADJUSTMENTS AND NOTES		YEAR		DENSITY		DECL		FRZ	
46,500										YR	
3,000										CONSRV	
5,000											
Common: 254,500											
PRINTED 07/09/2025 BY SYS											