

PT OF NW1/4 OF SEC 23-2N-24E
IN OR 2185/78
EX R/W OR 666/499

BAILEY NANCY B
35286 QUAIL RD
CALLAHAN, FL 32011

2026

23-2N-24-0000-0002-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 60
Interior Wall	04	PLYWOOD 40
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame		N/A 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,020	100	1993	1,020	80,968
FDU	520	65	1993	338	26,831
FEP	182	80	1993	146	11,590
UST	112	45	1993	50	3,969
TOTALS	1,834			1,554	123,356

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
2	0511	GARAGE CB-	0	100	22	26	572.00	SF	40.00	40.00	
4	0350	CARPORT WD	0	100	22	24	528.00	SF	13.00	13.00	
5	0681	POLE SHED	0	100	22	23	506.00	SF	15.00	15.00	
6	0511	GARAGE CB-	0	100	24	24	576.00	SF	40.00	40.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	100		OR	0.00	0.00	5.00	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,554	105.0000	110.25	171,328	1942	1942	0	0	28.00	72.00
1 SINGLE FAM 100% - 2019 Heated Area: 1020 HX Base Yr 2019											
BLD DATE: 05/08/2026 LGL DATE: 05/08/2026 XF DATE: INC DATE: AG DATE: MLU											

TOTAL OB/XF											
24,910											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		123,356	
TOTAL MARKET OB/XF VALUE		24,910	
TOTAL LAND VALUE - MARKET		105,000	
TOTAL MARKET VALUE		253,266	
SOH/AGL Deduction		103,412	
ASSESSED VALUE		149,854	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		98,443	
TOTAL JUST VALUE		253,266	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		248,853	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001339	REPAIR/RRF	2,500	01/24/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2185/0078	3/22/2018	QC	U	I	11	100	
GRANTOR: QUAILE WILLIAM J							
GRANTEE: BAILEY NANCY B							
0736/0018	8/08/1995	QC	Q	I	06	100	
GRANTOR: QUAILE WM JR & BEV WI							
GRANTEE: QUAILE WILLIAM J JR							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W6 UST=[YR=1993] N7 W16 S7 E16\$ W45 S20 E17 FEP=[YR=1993] S7 E26 N7 W26\$ E34 N20\$ PTR=E15 FDU=[YR=1993] E26 S20 W26 N20\$ W15\$.											