OR 178 PG 361

BOOTH SHEILA
35266 QUAIL ROAD
CALLAHAN, FL 32011

2026

23-2N-24-0000-0002-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

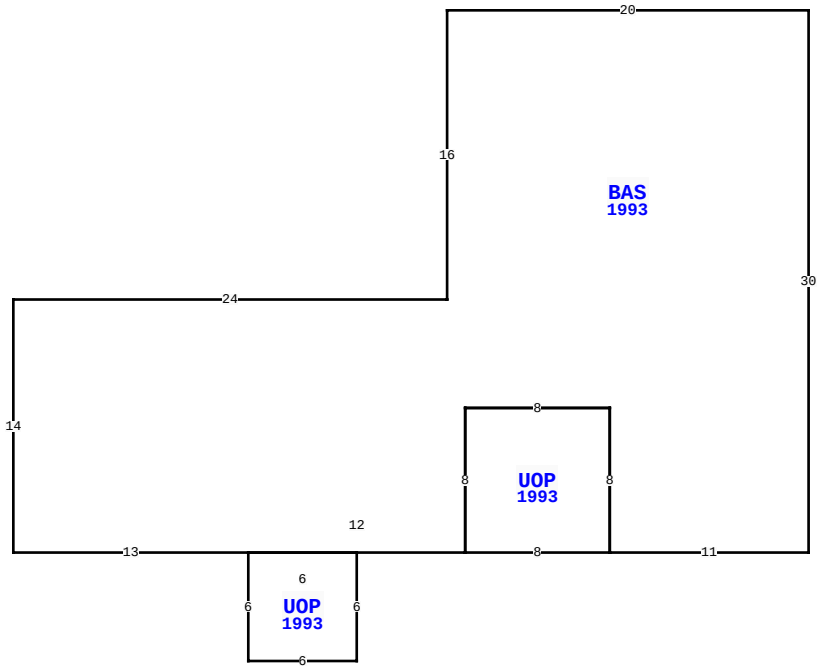
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	872	100	1993	872	49,444
UOP	36	20	1993	7	397
UOP	64	20	1993	13	737
TOTALS	972			892	50,579

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	892	96.6600	101.49	90,529	1942	1942	0	0	0	44.13	55.87

1 SINGLE FAM 100% - 2021 Heated Area: 872 HX Base Yr 2021



35266 QUAIL RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		50,579
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		68,000
TOTAL MARKET VALUE		118,579
SOH/AGL Deduction		48,261
ASSESSED VALUE		70,318
TOTAL EXEMPTION VALUE	HX HB WX	50,318
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		118,579
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		118,499

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0178/0361	1/01/1974	WD	Q	I		7,400

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 S16 W24 S14 E13 UOP=[YR=1993] S6 E6 N6W6$
E12 UOP=[YR=1993] E8 N8 W8S8$ N8 E8 S8 E11 N30$.

EXTRA FEATURES

LN	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

TOTAL OB/XF 0

LN	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	CONSRV
1	000100	C	RES	100	0006	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	34,000.00	34,000.00	68,000							

REVIEW DATE 02/15/2024 BY KBA Total Acres: 2.00 Total Land Value: 68,000 Market: 0 Agricultural: 0 Common: 68,000 PRINTED 07/09/2026 BY SYS