PT OF SW 1/4 OF SW 1/4
IN OR 107/236
EX 4-5 4-2 4-10 & 4-12

COBB DENNIS W & JENNIFER
35041 QUAIL ROAD
CALLAHAN, FL 32011

2023

14-2N-24-0000-0004-0000

NASSAU COUNTY PROPERTY

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 90
Interior Floo	08	SHT VINYL 10
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		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

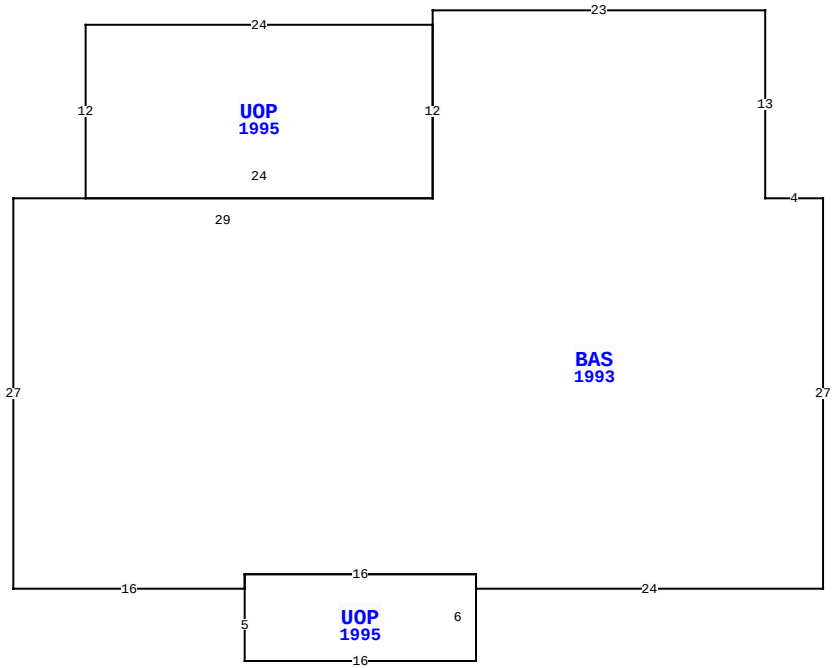
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,795	100	1,795	41,163
UOP	96	25	24	551
UOP	288	25	72	1,651
TOTALS	2,179		1,891	43,364

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,891	117.6000	76.44	144,548	1992	1992	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1795 HX Base Yr



35041 QUAIL RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		48,052
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		57,525
TOTAL MARKET VALUE		105,577
SOH/AGL Deduction		55,501
ASSESSED VALUE		50,076
TOTAL EXEMPTION VALUE	HX HB	25,076
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		105,577
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		80,812

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8788	MH MOVE-ON	43,000	01/31/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 N13 W23 S1 UOP=[YR=1995] W24 S12 E24 N12 $ S12 W29 S27 E16 UOP=[YR=1995] S5 E16 N6 W16 S1 $ N1 E16 S1 E24 N27 $.

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	000102	C	SFR/MH	100	0007	OR	0.00	0.00	2.95	AC		1.00	1.00	0.65	30,000.00	19,500.00	57,525							

REVIEW DATE 06/29/2017 BY TWX Total Acres: 2.95 Total Land Value: 57,525 Market: 0 Agricultural: 0 Common: 57,525 PRINTED 08/02/2023 BY SYS

PT OF SW 1/4 OF SW 1/4
IN OR 107/236
EX 4-5 4-2 4-10 & 4-12

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CALLAHAN, FL 32011

2023

14-2N-24-0000-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

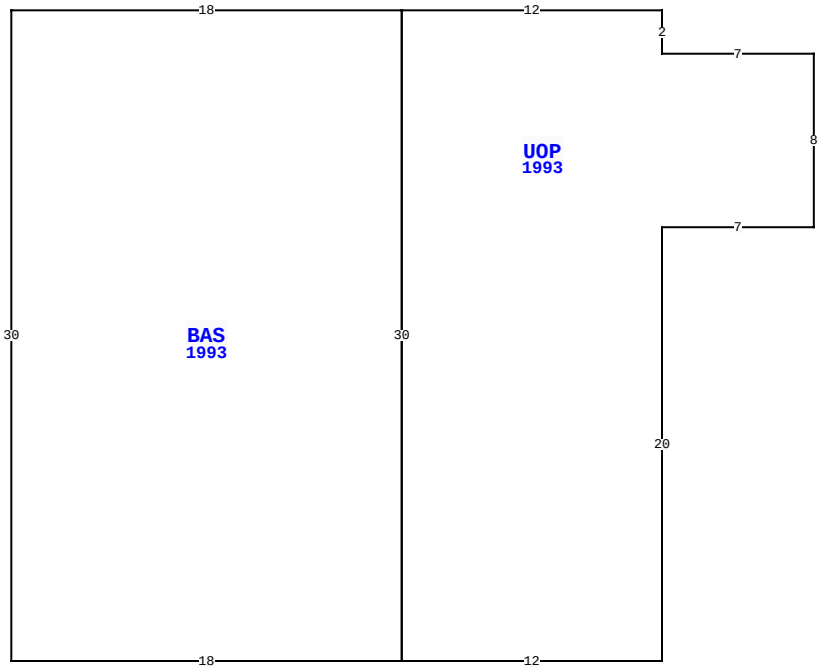
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	540	100	540	4,064
UOP	416	20	83	625
TOTALS	956		623	4,688

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	623	43.0000	15.05	9,376	1984	1984	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 0 Heated Area: 540 HX Base Yr



35041 QUAIL RD, CALLAHAN

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TOTAL JUST VALUE		105,577
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		80,812

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W7 N2 W12 BAS=[YR=1993] W18 S30 E18 N30 $ S30 E12 N20 E7 N8 $.

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

TOTAL OB/XF 0

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 06/29/2017 BY TWX Total Acres: 2.95 Total Land Value: 57,525 Market: 0 Agricultural: 0 Common: 57,525 PRINTED 08/02/2023 BY SYS