PT OF NW1/4
PT OR 1392/254
R108338 & R108339

RENTZ WILLIAM H JR
35799 QUAIL ROAD
CALLAHAN, FL 32011

2023

19-2N-25-0000-0028-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

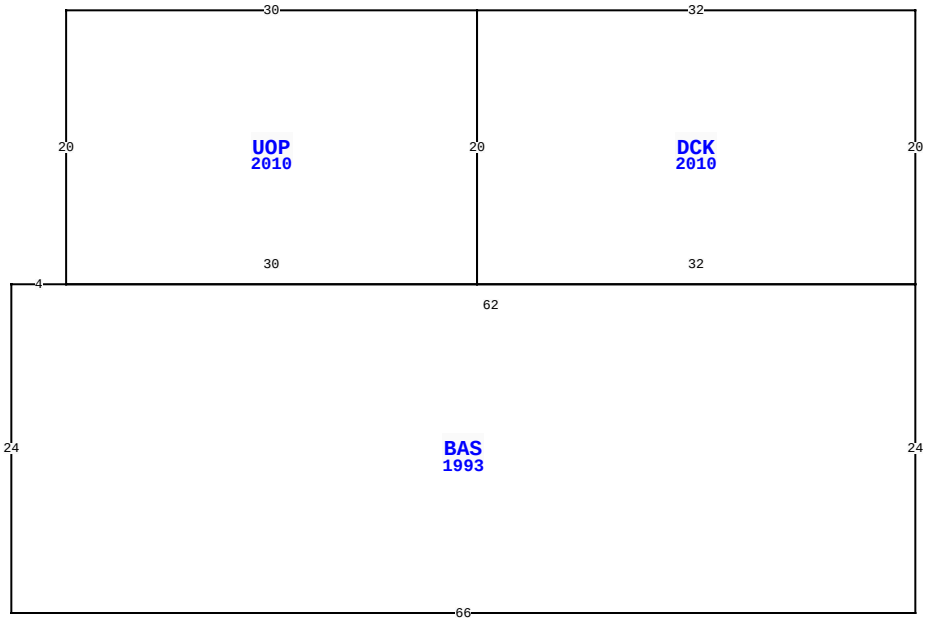
ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,584	100	1,584	30,950
DCK	640	15	96	1,876
UOP	600	25	150	2,931
TOTALS	2,824		1,830	35,756

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,830	100.2000	65.13	119,188	1984	1984	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2007 Heated Area: 1584 HX Base Yr 2007



35799 QUAIL RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		35,756
TOTAL MARKET OB/XF VALUE		2,030
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		72,786
SOH/AGL Deduction		43,086
ASSESSED VALUE		29,700
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		4,700
TOTAL JUST VALUE		72,786
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		63,437

1984 SCOT R108338 & R108339

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1392/0254	2/28/2006	WD	Q	I		95,000
GRANTOR: ADAMS JOSEPH L						
GRANTEE: RENTZ WILLIAM H JR						
1287/0895	1/12/2005	QC	U	I	21	59,100
GRANTOR: ADAMS NEIL J & SUSAN						
GRANTEE: ADAMS JOSEPH L						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2010] W32 UOP=[YR=2010] W30 S20 BAS=[YR=1993] W4 S24 E66 N24 W62$ E30 N20 $ S20 E32 N20$.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	58	2,030	

LAND DESCRIPTION

TOTAL OB/XF 2,030

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	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS