IN OR 667 PG 290
R673844 & R673845 & R673846

ALLEN JOHN MARK & RUTH ANN
35772 QUAIL ROAD
CALLAHAN, FL 32011

2023

19-2N-25-0000-0028-0090

BUILDING CHARACTERISTICS

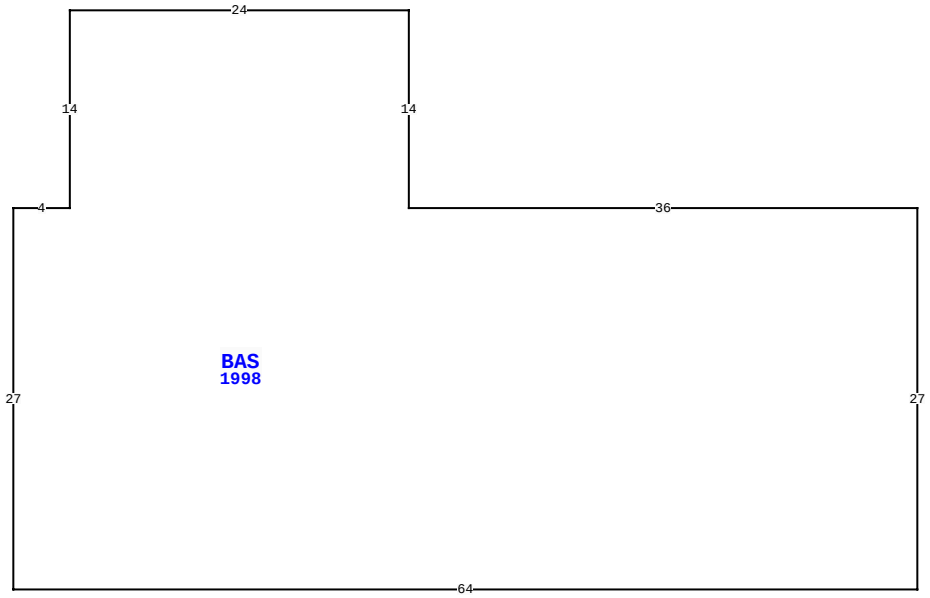
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,064	100	2,064	74,506
TOTALS	2,064		2,064	74,506

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,064	117.2000	82.04	169,331	1998	1998	0	0	0	56.00	44.00

1 M/H 94+ – 100% - 1999 Heated Area: 2064 HX Base Yr 1999



35772 QUAIL RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		74,506
TOTAL MARKET OB/XF VALUE		11,084
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		120,590
SOH/AGL Deduction		51,112
ASSESSED VALUE		69,478
TOTAL EXEMPTION VALUE	HX HB	44,478
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		120,590
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		94,370

R673845 & R673846

1999 SKYL R673844

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982400	MH MOVE-ON	0	10/01/1998
B952052	GARAGE	13,056	07/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0667/0290	9/22/1992	WD	U	V	01	100

GRANTOR: DUTTON GEORGE W

GRANTEE: ALLEN JOHN & RUTH A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W36 N14 W24 S14 W4 S27 E64 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
1	0510	GARAGE WD-	0	100	24	32	768.00	SF	35.00	35.00	100	1995	1995	3	24	6,451	
2	0940	SHEDS/PORT	0	100	24	12	288.00	SF	30.00	30.00	100	1985	1985	3	20	1,728	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	83	2,905	

LAND DESCRIPTION

TOTAL OB/XF 11,084

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	000115	C	SFR ACRES	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