LOT 5
IN OR 630 PG 206
CASE #97-991-CA

RANSOM MELISSA L
35429 QUIAL RD
CALLAHAN, FL 32011

2023

23-2N-24-1791-0005-0000

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
Quality	03	Quality Level 03

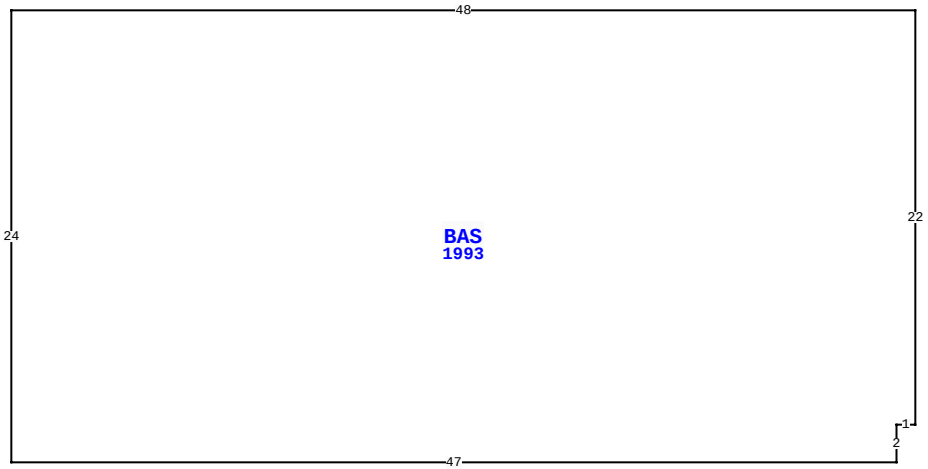
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,150	100	1,150	26,372
TOTALS	1,150		1,150	26,372

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,150	117.6000	76.44	87,906	1991	1991	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1999 Heated Area: 1150 HX Base Yr 1999



35429 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		26,372
TOTAL MARKET OB/XF VALUE		2,853
TOTAL LAND VALUE - MARKET		30,300
TOTAL MARKET VALUE		59,525
SOH/AGL Deduction		32,856
ASSESSED VALUE		26,669
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		1,669
TOTAL JUST VALUE		59,525
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		47,137

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0630/0206	7/01/1991	WD	Q	V		18,000

GRANTOR: MIZELL CLYDE J

GRANTEE: RANSOM ROBT &MELISS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S24 E47 N2 E1 N22$.

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	1991	1991	3	72	2,520	
2	1242	WD DECK A	0	100	4	8	32.00	SF	10.00	10.00	100	1994	1994	3	20	64	
3	0751	UOP	0	100	12	8	96.00	SF	10.00	10.00	100	1999	1999	3	28	269	

LAND DESCRIPTION

TOTAL OB/XF 2,853

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	1.01	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,300							

REVIEW DATE 06/29/2017 BY TWX Total Acres: 1.01 Total Land Value: 30,300 Market: 0 Agricultural: 0 Common: 30,300 PRINTED 08/02/2023 BY SYS