LOT 7
IN OR 662 PG 1622
R497584 & R497585

RUSS KEITH & CYNTHIA L
35447 QUAIL ROAD
CALLAHAN, FL 32011

2023

23-2N-24-1791-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

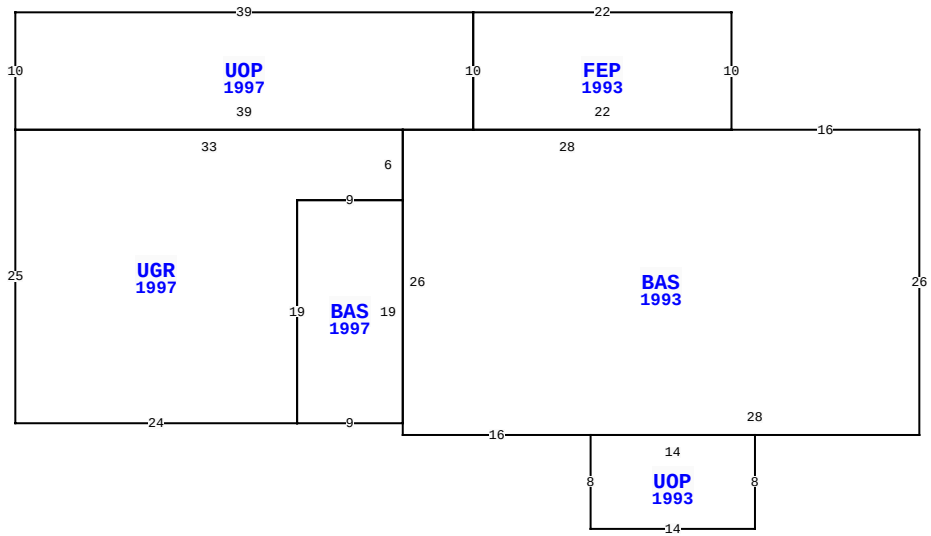
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,144	100	1,144	27,573
BAS	171	100	171	4,121
FEP	220	85	187	4,507
UGR	654	45	294	7,086
UOP	112	25	28	675
UOP	390	25	98	2,362
TOTALS	2,691		1,922	46,324

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,922	123.6000	80.34	154,413	1986	1986	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1502 HX Base Yr



35447 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		46,324
TOTAL MARKET OB/XF VALUE		3,840
TOTAL LAND VALUE - MARKET		30,300
TOTAL MARKET VALUE		80,464
SOH/AGL Deduction		45,936
ASSESSED VALUE		34,528
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		9,528
TOTAL JUST VALUE		80,464
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		62,552

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E974010	NEW CONSTR	600	08/01/1997
B974103	GARAGE	18,000	07/01/1997
B973868	XFOB	3,000	04/01/1997
8953	MH MOVE-ON	21,000	07/01/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0662/1622	7/08/1992	WD	Q	V		18,000

GRANTOR: MIZELL W DORMAN
GRANTEE: RUSS KEITH & CYNTHI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 FEP=[YR=1993] N10 W22 UOP=[YR=1997] W39 S10 UGR=[YR=1997] S25 E24 BAS=[YR=1997] E9 N19 W9 S19 $ N19 E9 N6 W33 $ E39 N10 $ S10 E22 $ W28 S26 E16 UOP=[YR=1993] S8 E14 N8 W14 $ E28 N26 $.

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	1986	1986	3	62	2,170	
2	0476	VF 6 SBPL	0	100	0	0	60.00	LF	32.00	32.00	100	2013	2013	3	87	1,670	

LAND DESCRIPTION

TOTAL OB/XF 3,840

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 01/06/2023 BY WWA Total Acres: 1.01 Total Land Value: 30,300 Market: 0 Agricultural: 0 Common: 30,300 PRINTED 08/02/2023 BY SYS